

## Village of Shawnee Hills Special Council

January 18, 2010

Mayor Monahan called the meeting to order at 7:00 p.m.

Council in Attendance: Charlie Callender, Yvonne Clippinger, Mahesh Dalvi, Kris Garren and James Gauldin

Absent: Rich Vedell

Also Present: Fiscal Officer Shirley Roskoski, Administrator Ed Swanson and Solicitor Brian Zets

Mayor Monahan said we have a shortened agenda as this is a special meeting. What we are trying to do is we have already advertised that we wanted to get the commercial area plan started out and rolling. For anyone who doesn't know we have been through many different renditions of this before. Just to give you an idea I have kind of listed the process that we have taken to get there. Besides everything that happened from the fall of 2008 on after we finished up at the hearings in 2009, we tabled this and we decided we were just going to rewrite the whole thing. We rewrote the code, notified the residents of the meeting tonight and we have posted the legal notice in the paper. We had a business committee review, we had a legal review, we had a review with Planning and Zoning and they made a few changes and recommended passage to Council. We will introduce the legislation at this meeting tonight, the second reading will be held at the Council meeting January 25<sup>th</sup>, the third will be February 8<sup>th</sup> and if all readings go according to schedule and it gets passed the legislation will go into effect March 10<sup>th</sup>.

Mayor Monahan said what is different about the way the commercial area plan is laid out this time is that it is laid out in 4 ordinances and they are Ordinances 03-2010, Ordinance 04-2010, Ordinance 05-2010 and Ordinance 06-2010. Ordinance 06-2010 has the majority of the changes which basically all these have been sponsored by Planning and Zoning and in these particular ordinance, we have removed the overlay area and that is just the picture and this section now has development standards for the Neighborhood Commercial District, the Community Commercial District and the General Commercial District. We have reworded the purpose and intent, the applicant will not have to rezone to SCPD unless they chose to do so, we changed the front set back to 35 feet from the street right of way from a zero setback and the rear setback is 35 feet with a 7' 6" wide landscape buffer at 80% opacity. Side setback is 3 feet if adjacent to another commercial lot. The 20,000 square foot limitation is found under Section 1113.12(c)(5) and the lessening of the glass has been changed from 60% to 40%. The rear alley requirement has been removed from the code, the overlay area has been removed from this section. This section now addresses property that is zoned commercial, not residential. Section 113.13(g)D addresses the six foot fence and Section 1113.13(g)(16) addresses a six foot fence or trees.

Mayor Monahan said what his hope is, is that people are in favor of it. What we do is to get this through and then we will have tweaking.

### **Legislative Actions**

First Reading- Ordinance 03-2010 – Sponsored by Planning and Zoning – An Ordinance to amend Section 1113.07 of the Codified Ordinances of the Village of Shawnee Hills, Neighborhood Commercial District

Wayne Gordon said that under Section 1113.07(b)(2)D it says minor automotive repair garage and parking lots, not permitting overnight parking and storage and he asked if that takes in only new or existing. Brian Zets said this only applies to zoning

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going forward. You cannot retroactively apply the zoning code. In easy speak it is grandfathered.

First Reading- Ordinance 04-2010 – Sponsored by Planning and Zoning - An Ordinance to amend Section 1113.08 of the Codified Ordinances of the Village of Shawnee Hills, Community Commercial District

First Reading – Ordinance 05-2010 – Sponsored by Planning and Zoning – An Ordinance to amend Section 1113.09 of the Codified Ordinances of the Village of Shawnee Hills, General Commercial District

First Reading- Ordinance 06-2010 – Sponsored by Planning and Zoning – An Ordinance to amend Section 1113.13 of the Codified Ordinances of the Village of Shawnee Hills, Commercial Area Plan Overlay District

Carol Kender said there is a typographical error in this section and she cannot find it now. Mayor Monahan said to give it to Shirley later.

Bill Vancura said he has looked this over pretty closely along with the Business Advisory Committee and he feels that this will work fine for any business development. As a resident he is real pleased with these changes and thinks it is the right way to go moving forward.

Carol Kender agreed with Bill Vancura.

Jack Frambes said he was directly affected with the overlay plan as his property is right next to it and he and his wife totally support these changes and feel that once these changes go into effect they believe it will bring commercial development in.

June Fischer said that she tried to park in Dublin this week and she could not find a parking space and she thought give me Shawnee Hills where you can park in front of the store and walk in. She thinks this is a lot better.

There being no further business, it was moved by Clippinger, seconded by Callender to adjourn until January 25, 2010. Following vote on the motion was recorded: yea, 5; Callender, Clippinger, Dalvi, Garren and Gauldin. Nay, none. Chair declared the meeting adjourned at 7:15 p.m.

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Fiscal Officer

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Mayor