

Mechanicsburg Planning Commission Meeting Minutes

March 28, 2015 9am

Members: Mayor Greg Kimball, Council Scott Salee, Chip Wibright, Charles Hickey, Tara, Nichol.

Dusty Hurst, Zoning Inspector and April Huggins Davis, Village Administrator were also present.

Mayor Kimball opened the meeting and asked to select a Chairperson, set terms and a meeting date. Scott Salee nominated Charles Hickey for the Chairperson position and Tara Nichol second with all in favor. Members selected 6 year staggered terms with Charles Hickey 6 years, Chip Wibright 4 years, and Tara Nichols 2 years. Tara volunteered to take the minutes at each meeting. The Planning Commission will meet on the 4th Saturday morning of each month at 9am at the Municipal Building.

Chip Wibright had a copy of the original zoning map. He stated that the zoning map was the key to everything and needed to be updated with the 2008 zoning ordinance. The zoning map was not updated in 2008 and the two documents contradict each other at times.

They then discussed the different zones, P.U.D., and the Zoning Ordinance. The Commission would like to have Brad Bodenmiller from LUC Planning Commission work with them to make the two documents match. They would also like to have the flood plain and historic overlay to work on the map revisions. Dusty is working on the historic overlay with Brad and will try to finish that up soon.

The next meeting will be at 9am on April 25th at the Municipal building.

Meeting adjourned at 10:15am.

Minutes taken by:

April Huggins Davis

Mechanicsburg Planning Commission Meeting Minutes

April 25, 2015 – 7:30 AM

Next
June
29

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector and April Huggins Davis, Village Administrator were also present.

Chairperson Charles Hickey opened the meeting, with initial discussion of the flood plain and wetlands within the Village and need to clarify associated legal issues (protections, allowances, restrictions) for these areas. The Commission recognized the need to adjust zoning accordingly, with examples of changing areas zoned for manufacturing within the flood plain, and discussing individual property modifications made within the flood plain by owners.

The need to adjust zoning to reflect agricultural zones was also discussed.

The Commission recognized the need to consider the prospect/feasibility of proposed development in/around the Village, including requests for annexation, associated policy development, and the capacity of current infrastructure. Planned Unit Development (PUD) was not considered generally appropriate to address such issues due to less oversight.

Dusty Hurst recommended that the Commission does not focus on rezoning individual parcels within residential zones in a piecemeal way, with extensive discussion of managing deviations via conditional use permits, and illustrative examples of several longstanding businesses historically operating on residential parcels.

Dusty Hurst also updated the Commission that the tentative schedule for the historical overlay of the Village by the Logan-Urbana-Champaign (LUC) Regional Planning Commission is 30 days, and that this will include associated draft regulations for Village Council to review. He also noted that, if provided a flood plain map, LUC can incorporate it into the overlay.

The meeting adjourned at 8:50 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

May 23, 2015 – 8:00 AM

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

April Huggins Davis, Village Administrator was also present.

Chairperson Charles Hickey opened the meeting, with discussion of the need to develop a general philosophy of how outlying development will be handled, with example of former IGA store recently selling to a plastics manufacturing company initially planning to use the space for warehousing, with possible production/expansion in the future. There is a need to consider and/or collaborate with townships in such situations.

The Commission discussed how capacity fees for water/sewer are typically used for infrastructure upgrades, and that the Village currently has water capacity and room to drill another well, with three currently in operation on a monthly rotation, the most productive well the oldest. Mayor Kimball also noted that EPA mandates require a reserve well field if reaching a critical threshold, as was the case in Urbana. Chip Wibright inquired about regulations for restricted chemical use in agricultural areas near the water supply, which is an EPA protected area.

With ongoing discussion, Tara Nickle made a motion to advise/recommend that Village Council consider annexing as a condition of infrastructure services provision with new development. The motion was seconded by Chip Wibright and unanimously passed.

In order to better understand appropriate uses of planned unit development (PUD) versus conditional use permits, the Commission decided to invite Marcia Bailey, Economic Development Coordinator for Urbana, and Brad Bodenmiller, Planner for LUC Regional Planning Commission, to its next scheduled meeting. Brad will also be consulted regarding zoning map and historic overlay issues. Chip Wibright volunteered to secure a copy of the flood plain map for review at this meeting.

Draft regulations for the Historic Main Street Design Review District were distributed for review.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, June 27th at 8:00 am. No meeting will be held in July.

The meeting adjourned at 9:00 am.

Minutes taken by:

Tara L Nickle

Approved
9/26

Mechanicsburg Planning Commission Meeting Minutes

June 27, 2015 – 8:00 AM

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins Davis, Village Administrator, Brad Bodenmiller, Planner with LUC Regional Planning Commission, Marcia Bailey, Economic Development Coordinator for Urbana, and Village resident Jeannette Wibright were also present.

Chairperson Charles Hickey opened the meeting. Marcia Bailey provided clarification of planned use development (PUD) with example of a shopping center in Urbana, allowing for mixed use within that set area, giving property owners more flexibility to make modifications, including green space.

Chip Wibright inquired about a few properties located on agricultural space within the Village, and the overall PUD process, with feedback that property owners typically petition for this, likely approaching the Zoning Inspector and then Planning Commission, with associated amendments/recommendation to Village Council, requiring legal assistance.

Charles Hickey discussed role of Planning Commission as being proactive in determining viable PUD spots within the Village.

Brad Bodenmiller shared example of mixed use development well suited to PUD, with a nursing home, senior apartments, and commercial drug store located on the same property. He also added that a good time to broach the topic would be when an owner is considering what to do with a property, though requiring an initial investment on their part, with application fees, drawings, etc.

The need for a PUD to be concrete rather than abstract before going before Village Council was discussed.

Charles Hickey also inquired about areas currently zoned for manufacturing within a flood plain, and need for adjustment of the zoning map, with feedback from Brad Bodenmiller that asterisks indicating flood plain areas can be added to the zoning map for convenience purposes, rather than being part of the official map.

In further articulating a general PUD philosophy, Brad Bodenmiller suggested that Village Planning Commission members read the current Comprehensive Plan for Champaign County. Developing and codifying such a plan was described as a long term, evolving process.

In old business, Scott Salee reported that Village Council was receptive to motion to consider annexing as a condition of infrastructure services provision with new development, currently working with the Village Solicitor on this.

Dusty Hurst reported that the historical overlay of the Village is progressing, with commercial areas completed and ongoing work on the residential portion.

Mechanicsburg Planning Commission Meeting Minutes

September 26, 2015 – 8:00 AM

Approved

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins Davis, Village Administrator, Brad Bodenmiller, Planner with LUC Regional Planning Commission, and local attorney Bradley Jeckering were also present.

Chairperson Charles Hickey opened the meeting. Minutes from the June meeting were unanimously approved with a motion by Tara Nickle, seconded by Charles Hickey.

Brad Bodenmiller noted that the two main duties/responsibilities of the Planning Commission are to make recommendations regarding code-related changes to Village Council, and to review applications as they arrive. He suggested referencing code from other areas and gradually reviewing current Village code as it related to identified problem areas.

Brad Bodenmiller also clarified that vacant/neglected properties in the Village generally fall under Zoning Enforcement, unless a futuristic issue.

Charles Hickey inquired about a parallel planning process at the township level, with no known organization or planning commission at that level.

Standard meeting agenda items were identified to include applications, comprehensive plan objectives, proposed zoning resolutions, old business, and new business, with public participation included under each agenda item. A general meeting schedule was also outlined for November, January, March, May, July, and September.

Brad Bodenmiller discussed the draft historic overlay of the Village, with maps/drawings to be added and members to review for any needed changes, particularly sections pertaining to critical conditions and design guidelines, with Champaign County Preservation Alliance (CCPA) and National Historic Trust guidelines as points of reference.

Scott Salee noted the importance of being prepared to answer community concerns which may arise from those less historically minded, with public notification/hearing processes in place to address this.

Attorney Bradley Jeckering asked about painting a commercial building, which is allowed, and suggested that emails between Village Planning Commission members be made part of the public record. Though not taking place, the Commission proactively discussed prohibition on email conversations about any key issues/decisions.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, November 28th at 8:00 am.

The meeting adjourned at 9:00 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

November 28, 2015 – 8:00 AM

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Brad Bodenmiller, Planner with LUC Regional Planning Commission, and resident Chuck Foss were also present.

Chairperson Charles Hickey opened the meeting. Minutes from the September meeting were unanimously approved with a motion by Mayor Kimball, seconded by Tara Nickle.

Prior recommendation of an annexation infrastructure ordinance was discussed, with plan for Scott Salee to follow up with Village Council regarding its legal review/progress, which will include three readings.

Brad Bodenmiller discussed the draft historic overlay of the Village, providing illustrative example of drawings to be added. Members were asked to again review its language for any needed changes, particularly regarding design guidelines.

Chip Wibright expressed concerns regarding congruence of the zoning map and zoning code book, questioning which of two versions of the Zoning Ordinance of Mechanicsburg is properly codified and to be used. He made a motion to table further commission actions/decisions until the zoning code can be clarified, seconded by Mayor Kimball and unanimously approved.

In discussing appropriate commission roles, Charles Hickey made a formal recommendation that, absent supporting signatures/evidence, the Village solicitor provide an opinion as to the current zoning code. Specific questions included whether the most recent zoning book has been approved, if minutes of this meeting are on record, and how to make it legal if not given preference to operate from the most recent zoning book. This formal recommendation was seconded by Tara Nickle and unanimously supported. Mayor Kimball offered to oversee a records search and contact the Village solicitor accordingly.

An update was provided regarding the new Village entrance signs, which Chip Wibright indicated have been made. One is to be installed on Champaign Landmark land.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, January 23rd at 8:00 am.

The meeting adjourned at 8:50 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

March 26, 2016 – 8:00 AM

Members: Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle. Mayor Kimball was unable to attend.

Dusty Hurst, Zoning Inspector, April Huggins-Davis, Village Administrator, and Jody Compton, Village Council Member, were present. The following local property and/or business owners were also in attendance: Chuck Ziegler, Scott Spinner, Joe Herdman, and Alan Wolfe.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the January meeting were unanimously approved.

Historic Overlay – Brad Bodenmiller of the Logan-Union-Champaign (LUC) Regional Planning Commission gave an informational presentation on the designation of a central business district, noting overall aim of preserving continuity/uniformity in relation to buildings, setbacks, and design elements, with local illustrative images utilized.

The Commission thereafter engaged in discussion of delineating Boundaries of the Historic Main Street Zoning Overlay District. When Charles Hickey asked for feedback on this, Chip Wibright indicated that he felt he had no say in relation to the Historic Main Street Design Review District document, with encouragement by members to share his views and help collaboratively shape the existing draft. Chip added that on 9-25-15 he was first told of proposed east and west boundaries of Walnut and Locust Streets.

The Commission unanimously delineated the north boundary of the proposed District to be the parcel line between the Masonic Lodge and the Municipal Building on the east side of Main Street and that between the last commercial building and first residence on the west side.

The Commission unanimously delineated the south boundary of the proposed District to be the parcel line between the Real Living building and US Post Office on the east side of Main Street and that between Hemisphere Coffee Roasters and the automotive detail shop on the west side.

The Commission also agreed that the District would not extend beyond the rear facing alleys of the included Main Street parcels.

With regard to Planning Commission Review Procedure the need to meet monthly was identified as requested by Village Council so as to be timely in acting on applications. Charles Hickey suggested that the Commission set up monthly meetings, and if no business is identified by a certain timeframe, the meeting could be cancelled.

In the section of the draft document entitled Determination of Applicability the Commission unanimously decided to delete the following items: *(6) Signs in accordance with this chapter and Chapter _____, (7) Screening and landscaping*. It was also informally discussed that this section has nothing to do with interior renovation, and that signs are already addressed in zoning code. Brad Bodenmiller highlighted the draft's exemption relating to ordinary repair and maintenance.

In the section of the draft document entitled Design Guidelines under subsection (1) General Guidelines the Commission unanimously decided to delete the following items: *f. Use paint colors appropriate for the district to ensure compatibility; g. Use landscape elements and street furniture appropriate to the district; h. Use sign design appropriate to the district; i. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building, structure or site and its environment, or to use a property for its originally intended purpose; p. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection stabilization preservations rehabilitation, restoration, or reconstruction project; r. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the further, the essential form and integrity of the structure would be unimpaired.* The word *color* was deleted from item *n*, given decision to not regulate paint colors. A sentence regarding sandblasting was edited in item *o*, now reading *Sandblasting should be discouraged.*

Scott Salee discussed the importance of seeking balance and using common sense in relation to the overall document, with Chip Wibright suggesting that perhaps the Commission should instead create a list of 10 best practices for property owners to voluntarily adopt. Jody Compton noted that the Overlay encourages such owners to work collaboratively with government to decide what is best. Charles Hickey added that there are currently zero restrictions, and that Council asked that the Overlay be developed. Tara Nickle spoke to the aim of the Commission being congruent with what many local communities have adopted, and not radical or controversial in that context.

Local property owner Chuck Ziegler expressed that he appreciated the Commission's explanation and going through the draft document line by line, though questioning why it is being pursued as mandatory versus serving as a guiding resource.

Old Business - Chip Wibright proposed asking Village Council to adopt the zoning map created by the LUC Regional Planning Commission, with recommendation upon further discussion to instead explore with the Village Solicitor appropriate steps to eventual consideration by Council.

New Business – None identified.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, April 23rd at 8:00 am. Meeting dates were also identified for May 21st and June 25th.

The meeting adjourned at 9:25 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

April 23, 2016 – 8:00 AM

Members: Mayor Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Village Administrator April Huggins-Davis as well as Village Council Members Jody Compton and Chuck Foss were present. Local property owner Chuck Ziegler was also in attendance.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the March meeting were approved as amended by Chip Wibright.

Historic Overlay – Brad Bodenmiller of the Logan-Union-Champaign (LUC) Regional Planning Commission gave an informational presentation on the 1969 LUC Concept Plan, noting that arterials and traffic have not reduced. Major demolitions and five National Historic Register properties within the proposed District were also reviewed.

The Commission discussed how creating a simpler Historic Main Street Zoning Overlay District document should allow more discretion for the community and for property owners, adding that it is appropriate and reasonable to generate such a draft to be discussed/dealt with by Village Council with public input.

In the draft document under subsection (2) Building Rehabilitation and Alteration the Commission unanimously decided to edit *a. Generally* items to read as follows: *vii. Surface cleaning should be done by the gentlest means possible; viii. If no evidence of original materials or detailing exists, alterations should be simply detailed and fit the character of the building.* In reference to cleaning, the Commission discussed keeping the language general since practices change over time. Brad Bodenmiller suggested taking pictures as illustrative examples of the damaging effects of improper methods/materials use.

The Commission unanimously decided to edit *b. Materials* to read as follows: *i. Missing or deteriorated materials should be replaced with recycled or new materials that match the original as closely as possible with regard to the following: type, style, shape, and texture of the material. The composition, type of joint, size of units, placement and detailing should be appropriate for the building. Imitation or synthetic materials that duplicate the look of traditional materials are appropriate.*

The Commission unanimously decided to edit *c. Door and Window Openings* to read as follows: *i. Among the most important features of any building are its openings-its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Original openings should not be altered.* Item *ii* regarding original window trim was deleted in its entirety.

The Commission unanimously decided to edit *e. Ornamentation* items to read as follows: *i. Significant architectural features such as window hoods, decorative piers, quoins, bay windows, door and window surrounds, porches, cast-iron storefronts and other ornamental elements should be preserved whenever possible; ii. Ornamentation should not be removed and/or replaced with substitutes that are of an unlike material or of a different scale or design. Replacement ornamentation should match the character of the existing features as closely as possible with respect to type, style, shape and texture of the material.* Chip Wibright stated that he doesn't want someone to board up a building because they can't afford to match historical elements.

The Commission unanimously decided to edit *f. Cornice* to read as follows: *i. Cornices should not be removed*; and to strike *g. Roofs* in its entirety.

The Commission unanimously decided to edit *h. Cleaning* to read as follows: *i. Exterior surfaces should be cleaned with the gentlest means possible.*

The Commission unanimously decided to edit *i. Repointing Masonry* to read as follows: *i. Historic masonry should be repointed with mortar that matches the existing in content and texture and with joints that match in type and thickness; ii. The mortar joints in masonry construction deteriorate for a variety of reasons. Repointing these joints can significantly aid the rehabilitation of a structure. Generally, buildings built prior to 1900 used a lime-based mortar. Hard modern mortar used on historic masonry causes bricks to crack during the freeze-thaw cycle; iii. Covering brick or stone walls with wood siding or aluminum or other artificial material alters the scale and appearance of the wall and should be avoided whenever possible.*

The Commission unanimously decided to edit *j. Water-repellent Coatings* to read as follows: *i. Water repellent coating should meet current historic preservation best practices.*

The Commission unanimously decided to edit *k. Painting* to read as follows: *i. Repaint buildings that were historically painted. Paint is part of the aesthetic design of these buildings and should be maintained. Paint also protects porous nineteenth century masonry and masks alterations and inappropriate repairs. Masonry that has not been painted in the past should generally not be painted. Item ii regarding architectural trim was deleted in its entirety.*

The Commission unanimously decided to edit *l. Wood Siding* to read as follows: *i. Original wood siding should be maintained and repaired. When replacement is necessary, the new wood should match the original in size, shape, profile, and detail. If not wood, the new material should closely duplicate the appearance of natural wood siding. All wood siding should be painted.*

The Commission unanimously decided to edit *m. Shutters and other Outside Attachments* to *Shutters* and read as follows: *i. Reintroducing shutters must be based on physical evidence and the shutters must fit the opening. Exterior Lighting* was also added, with item to read: *i. Exterior light fixtures should be appropriate to the style of the building.*

The Commission unanimously decided to edit *n. Storefronts* items to read as follows: *i. The design and materials of storefronts in historic buildings should be retained and repaired, and should be in character with the building. Detailing and materials vary considerably. Each design should be considered individually and original materials should be retained whenever possible; iii. If the storefront has been altered or if none of the original materials remain, old photographs may indicate the original design. Due to time constraints, the Commission agreed to resume review with *iv* during its next meeting.*

Old/New Business – None identified.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, May 21st at 8:00 am.

Chip Wibright asked to be excused at 9:02 am. The meeting adjourned at 9:34 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

May 21, 2016 – 8:00 AM

Members: Mayor Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins-Davis, Village Administrator, and Brad Bodenmiller, Planner with LUC Regional Planning Commission, were also present.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the April meeting were approved.

Historic Overlay – Brad Bodenmiller of the Logan-Union-Champaign (LUC) Regional Planning Commission provided information/materials regarding the Ohio Historic Preservation Tax Credit and Secretary of the Interior's Standards for Rehabilitation, including discussion of how vacant building ordinances/permits are utilized by many other communities. Area population projections were also discussed.

In the draft Historic Main Street Zoning Overlay District document under subsection (2) Building Rehabilitation and Alteration the Commission unanimously decided to edit *n. Storefronts* to read as follows: *iv. The original design of storefronts should be respected. Transparency and scale are very important to storefronts and their relationship to the remainder of the building as well as to the streetscape. Significant elements such as piers, lintels, transoms, original doors, or other similar details should not be covered or removed whenever possible.*

Under subsection (3) Additions the Commission unanimously decided to edit *a. Generally* to read as follows: *v. Additions should be compatible with the existing structure. They should appear compatible in character with the original. They should be sympathetic but not imitative in design.*

Under subsection (4) New Construction the Commission unanimously decided to edit *a. Generally* to read as follows: *iii. Infill construction is encouraged on vacant sites in the downtown area. The streetscape is weakened by gaps between buildings. New construction will improve the physical quality and economic health of the district and will strengthen the streetscape.* An item under *b. Composition* was edited to read as follows: *5. Roofs: Roofs for new constructions should be similar to roofs with adjacent and nearby buildings of similar size and use. In the downtown, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal façade. Smaller buildings in the district typically have simple gable roofs.* Items under *c. Openings* were edited to read as follows: *i. The design, scale, and placement of openings and storefronts in buildings give the unique character to the district, and establish a visual rhythm; 1. Window openings: Window openings are extremely important. The openings of the new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. The openings are taller than wide. Window sashes are set back from the wall surface, and openings have some form of definition, such as lintels, sills, or decorative surrounds. Window openings which are typically aligned vertically, usually occupy between 20% and 50% of the principal façade. In all cases the glass must be clear: tinted or reflective glass is not acceptable; 2. Storefronts: New storefronts should relate to the characteristics of existing storefronts on historic buildings. Storefronts in the district are emphasized and have a lintel separating them from the upper floors. Their façade is divided into bays which increases their verticality and provides a pedestrian scale and proportion, and have large fixed expanses of clear (not tinted or reflective) glass. The storefront windows are set back from the structural elements; 3. Rhythm: Consistent patterns of setback, window placement, and wall treatment establish an architectural rhythm to the street. New buildings should incorporate design features, such as window groupings, articulation*

of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of facades found on the district. Most commercial buildings are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. Setback is an important issue in a dense urban area. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. Most commercial buildings are built up to the property line with the sidewalk extending from the building to the street curb. In most cases new construction on corner sites should be built up to the edge of both outside property lines. The item under e. Materials was edited to read as follows: i. New construction should use materials that are sympathetic to those found on historic buildings in the district.

Under subsection (5) Demolition the Commission unanimously decided to edit *a. Generally* to read as follows: *i. Demolition has been ordered by the County Building Inspector for public safety because of an unsafe or dangerous condition that constitutes an emergency; iii. The owner can demonstrate to the satisfaction of the Planning Commission that the denial of the application to demolish would amount to a taking of the owner's property without just compensation; iv. The demolition request is for a non-significant portion of a building and the demolition will not adversely affect those parts of the building that are determined to be significant by Village plans and/or other documentation.*

The commission unanimously decided to strike subsection (6) Signs in its entirety.

With regard to demolition, April Huggins-Davis described the scenario of the Village being responsible for demolition if a LLC owner does not respond to a County order to do so, and that the buyer must pay delinquent taxes if a property is sold.

Chip Wibright raised the question of building owners ceasing upkeep on properties in response to a Historic Overlay document, with Tara Nickle noting that lack of upkeep is already an issue, absent it.

Chip Wibright also inquired as to why more nuisance citations have not been issued, with Brad Bodenmiller generally noting that doing so is often based upon policing power.

The Commission discussed plan to draft Contents of an Application for a Certificate of Appropriateness at its next meeting, as well as to initiate a motion to recommend amendment of the Zoning Ordinance of Mechanicsburg to allow for residential use of the upper floors of commercial buildings, and to prohibit residential use in storefronts.

Brad Bodenmiller suggested that the Commission add language to the draft Overlay document regarding historic landmarks and designation, with Brad to further advise as to the process of applying for Local Historic District designation. Tara Nickle is to send out draft revisions to date prior to next meeting.

Village Entrance Signs – Charles Hickey provided an update regarding working with Dan Eck to determine the exact location of sign placement at the south end of the Village.

Old/New Business – None identified.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, June 25th at 8:00 am.

The meeting adjourned at 9:25 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

June 25, 2016 – 8:00 AM

Members: Mayor Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins-Davis, Village Administrator, and Brad Bodenmiller, Planner with LUC Regional Planning Commission, were also present.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the May meeting were approved.

Historic Overlay – Tara Nickle provided an updated draft of the Historic Main Street Zoning Overlay District document reflecting approved edits to date.

Brad Bodenmiller of the Logan-Union-Champaign (LUC) Regional Planning Commission provided more targeted draft language for initial sections of the document, relating to purpose/intent, objectives, boundaries, etc. He also presented a proposed timeline for completion/solicitor feedback over a three month period, and provided a compiled packet of supporting documentation previously reviewed in relation to the Commission's efforts.

The Commission deferred plan to draft Contents of an Application for a Certificate of Appropriateness as well as to initiate a motion to recommend amendment of the Zoning Ordinance of Mechanicsburg to allow for residential use of the upper floors of commercial buildings and to prohibit residential use in storefronts, with the latter to be revisited closer to the time of Historic Overlay review by Village Council.

In response to key questions posed, Brad Bodenmiller advised that the Commission can develop an Application for Certificate of Appropriateness form, and that the Village Administrator, or other designee, can review such applications for completeness upon submission so as not to impede the process and 30 day timeframe for Commission action. He added that the language of the draft document currently identifies the Zoning Inspector as this point person.

Charles Hickey noted that the Historic Overlay draft does not address issues of demolition by neglect, though the Zoning Ordinance of Mechanicsburg should. Brad Bodenmiller provided an illustrative example of minimum maintenance requirement language, adding that a speaker from the Ohio History Connection will be coming to the August 27th meeting, and would be a good resource to provide input on this issue and the draft in general, in addition to planned solicitor review.

Chip Wibright made a motion to accept all edits to the draft Historic Overlay document to date, and to continue working on it, seconded by Scott Salee and unanimously approved.

Old/New Business – None identified.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, July 23rd at 8:00 am.

The meeting adjourned at 8:50 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

July 23, 2016 – 8:00 AM

Members: Mayor Kimball, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

April Huggins-Davis, Village Administrator, was also present.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the June meeting were approved.

Historic Overlay – Members reviewed the Zoning Ordinance of Mechanicsburg, noting that in Section 270 of Article II Establishment of Districts, the Central Business District (B-3) is described. Charles Hickey proposed labeling the Historic Main Street Zoning Overlay District document as a new Article (15) in anticipation of its eventual adoption into the Zoning Ordinance, with the Commission together assigning numerical headings accordingly.

Illustrative examples of Applications for a Certificate of Appropriateness were reviewed, including the City of Nashville, with Tara Nickle to create a draft application corresponding with this and text of the Historic Main Street Zoning Overlay District document, including a detailed site plan, building plans, elevations, etc. It was noted that in many circumstances plans/drawings may not be necessary, such as the case of siding a building. Overlay text referencing a specific scale of drawing to be used was deleted from the working draft.

Old/New Business - The Commission further discussed the concept of vacant building ordinances, agreeing that there should be a minimum level of maintenance taking place within the Village and fines for noncompliance, with plan so seek additional guidance. A decision was made to request that LUC Regional Planning Commission draw up the physical map of the Overlay District, with Chip Wibright noting that he would like to see the LUC zoning map adopted along with it.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, August 27th at 8:00 am.

The meeting adjourned at 8:45 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

August 27, 2016 – 8:00 AM

Members: Mayor Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins-Davis, Village Administrator, Brad Bodenmiller, Planner with LUC Regional Planning Commission, and Nate Bevil, Community Planning/Preservation Manager with Ohio History Connection, were also present.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the July meeting were approved.

Historic Overlay – Nate Bevil of the Ohio History Connection gave an informational presentation on the Certified Local Governments Program (CLG) which provides political jurisdictions with materials and guidance of the State Historic Preservation Office, including the ability to apply for matching grants. Activities may include surveys, research and support with National Historic Register nominations, development and production of design guidelines, planning materials, and historic preservation workshops. The CLG application process and form were reviewed, as well as program evaluation requirements and access to dedicated grant funding. A separate design review board is locally required.

Nate Bevil also provided information on other funding opportunities, including the Ohio Development Services Agency non-matching grant to aide in creating a National Historic Register District, as well as federal and state level tax credits, which are the most viable sources of funding for local business owners.

Old/New Business – The Commission sought clarification and illustrative examples of minimum maintenance and demolition by neglect ordinances, with discussion of fee/penalty structures used, and consensus that the Village will be better served by demolition by neglect language rather than vacant building ordinances. Nate Bevil agreed to provide sample code, with the Commission to further draft at its next meeting.

The drafted Application for Certificate of Appropriateness was reviewed, edited, and unanimously approved, with specific fax/email contact information added as well as today's adoption date.

Descriptive summaries of each section of supporting documentation referenced in creating the Historic Main Street Zoning Overlay District will be drafted at the next meeting for inclusion in an informational binder forwarded to Village Council.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, September 24th at 8:00 am.

The meeting adjourned at 9:30 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

September 24, 2016 – 8:00 AM

Members: Mayor Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins-Davis, Village Administrator, and Brad Bodenmiller, Planner with LUC Regional Planning Commission, were also present.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the August meeting were approved.

Historic Overlay – The Commission drafted brief descriptive summaries for each of eight sections of supporting documentation referenced in creating the Historic Main Street Zoning Overlay District. These documents were placed in an informational binder to be forwarded to Village Council.

Regarding demolition by neglect ordinances, a motion was made by Charles Hickey and seconded by Tara Nickle that draft demolition by neglect language be forwarded to the Village Solicitor for inclusion in the Overlay with the expectation that he tailor it to the local legal requirements. The motion was unanimously approved. April Huggins-Davis offered to deliver the draft Overlay and supporting documentation to the Village Solicitor, with an estimated turnaround time of several days.

Commission members discussed the process for initiating zoning amendments and forwarding such items to Village Council, with plan to review/approve the final draft Overlay after it is reviewed/edited by the Village Solicitor. The Commission also discussed making a recommendation that Council also adopt the digital version of the Village of Mechanicsburg Zoning Map.

The next meeting of the Mechanicsburg Planning Commission has been tentatively scheduled for Saturday, October 8th at 8:00 am.

The meeting adjourned at 9:00 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

October 8, 2016 – 8:00 AM

Members: Mayor Kimball, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

April Huggins-Davis, Village Administrator, and Joe Jimenez, Village Solicitor, were also present.

Chairperson Charles Hickey opened the meeting. No conflicts of interest were disclosed. Minutes from the September meeting were approved.

Village Solicitor Joe Jimenez discussed key points in his review of the draft Historic Main Street Zoning Overlay District document, asking clarifying questions of the Planning Commission.

Regarding its objective of providing increased opportunities for development in section 15010, positive economic impacts of preservation were discussed, as well as the role of the Planning Commission in being supportive/making local business owners aware of associated tax credits that may be available.

In section 15040, the phrase *Certified Building Official* was changed to *County Building Official*. Regarding expiration of a Certificate of Appropriateness, language was added to define work that has not significantly commenced *as determined by the Village Zoning Inspector*. It also was clarified in section 15070 that while the Planning Commission shall *act* on an application for a Certificate of Appropriateness within 30 days of submission, this need not be its final disposition. Joe Jimenez recommended that the Commission develop specific/standardized forms for approval, conditional approval, and disapproval of an application for a Certificate of Appropriateness as outlined in Section 15080.

In item 7 of section 15050, the phrase *a schedule for construction* was changed to *an estimated schedule for construction*. In item 2 d i of section 15110, the phrase *whenever possible* was changed to *whenever feasible*. In item 3 a v the phrase *they should be sympathetic but not imitative in design* was deleted. In item 4 a iv, the phrase *new construction should not attempt to replicate the old or to introduce a false historic appearance* was deleted. In item 4 b i, the word *respond* was changed to *correspond*.

Joe Jimenez recommended that demolition by neglect be addressed with a separate ordinance applying to the entire village, rather than just the Historic Overlay. Greg Kimball/Charles Hickey made/seconded a motion supporting pursuit of a demolition by neglect ordinance for the entire village, which was unanimously approved.

A motion was made/seconded by Greg Kimball/Charles Hickey to approve the amended Historic Main Street Zoning Overlay District document with edits to date, which was unanimously approved.

The next meeting of the Mechanicsburg Planning Commission has been tentatively scheduled for Saturday, November 26th at 8:00 am.

The meeting adjourned at 9:05 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

November 26, 2016 – 8:00 AM

Members: Mayor Kimball, Council Scott Salee, Chip Wibright, Tara Nickle.

Dusty Hurst, Village Zoning Inspector, was also present.

Mayor Kimball opened the meeting. No conflicts of interest were disclosed. Minutes from the October meeting were approved. Mayor Kimball discussed a twofold purpose for the meeting as follows:

1. Receiving the demolition by neglect resolution from Village Council to review/accept.
2. Sending it back to Village Council for further action.

The Planning Commission reviewed Resolution No. 16-09 entitled *Supplement to the Zoning Ordinance of the Village of Mechanicsburg: Section 592 – Vacant Building Maintenance Enforcement Program*. A motion was made/seconded by Tara Nickle/Scott Salee to accept Resolution No. 16-09, which was unanimously approved.

A motion was then made/seconded by Chip Wibright/Tara Nickle to send Resolution No. 16-09 back to Village Council for further action, which was unanimously approved.

The next meeting of the Mechanicsburg Planning Commission has been tentatively scheduled for Saturday, December 24th at 8:00 am, as needed. The Village Administrator will also be asked to clarify the next advertised meeting date.

The meeting adjourned at 8:20 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

March 24, 2018 – 8 :00 AM

Members: Mayor Greg Kimball, Chairperson/Council Charles Hickey, Chip Wibright, Tara Nickle and new member Jason Adelsberger.

Dusty Hurst, Village Zoning Officer, and Scott Salee, Village Council Member, were also present.

Chairperson Charles Hickey opened the meeting at 8:02 am. No conflicts of interest were disclosed.

Minutes from the December Planning Commission meeting were unanimously approved.

Jason Adelsberger was welcomed to the Planning Commission, appointed by Mayor Kimball to fill vacancy of Scott Salee, whose service was also acknowledged.

Planning Commission members engaged in discussion of zoning in relation to swimming pools, including the current ordinance being outdated, a past incident in the Village wherein a small child nearly died in an unsecured pool, permitting of pools, fencing, as well as review of existing language and comparative example from Union County.

Members unanimously agreed that the distinction between permanent and portable pools in Section 523 of the Zoning Ordinance of Mechanicsburg is unnecessary, and that items 1 (permanent) and 2 (portable) should be consolidated.

Tara Nickle made a motion, seconded by Chip Wibright and unanimously approved, to recommend deletion of item 2 and modification of item 1 as follows:

Pools: For pools, whether installed permanently or not, that have the capacity to hold at least eighteen (18) inches of water, a permit is required. A six (6) foot fence is required around the pool or entire yard within twenty four (24) hours of filling the pool with water. The fence shall be continuous with a lockable gate such that would secure access. Above ground pools may be used as a barrier, with additional two (2) foot fencing on top of and around the entire structure, with ladders or steps used to access the pool capable of being secured, locked, or removed to prevent access. Pools must be in the rear yard and placed at least ten (10) feet from any property line.

Members agreed that no changes were needed for existing language related to kiddie pools (item 3 (prior to recommended deletion of item 2)).

Tara Nickle made a motion, seconded by Jason Adelsberger and unanimously approved, to recommend further modifying the above permit language to indicate that *an annual permit is required*.

Tara Nickle made a motion, seconded by Greg Kimball and unanimously approved, to recommend a \$25 annual permit fee for pools.

The meeting adjourned at 8:50 am.

Minutes taken by:

Tara L Nickle

DRAFT

Section 523 PRIVATE SWIMMING POOLS A private swimming pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.

1. Pools: For pools, whether installed permanently or not, that have the capacity to hold at least eighteen (18) inches of water, an annual permit is required. A six (6) foot fence is required around the pool or entire yard within twenty four (24) hours of filling the pool with water. The fence shall be continuous with a lockable gate such that would secure access. Above ground pools may be used as a barrier, with additional two (2) foot fencing on top of and around the entire structure, with ladders or steps used to access the pool capable of being secured, locked, or removed to prevent access. Pools must be in the rear yard and placed at least ten (10) feet from any property line.
2. "Kiddie" Pools: Defined as any pool with water capacity of eighteen (18) inches or less is exempt from the swimming pool regulations. Pools that have a capacity of greater than eighteen (18) inches are not exempt, even if they are only filled to a height of eighteen (18) inches. If the capacity of the pool is greater than eighteen (18) inches, the requirements of Section 523 above apply.

Note: Also recommended was \$25 annual permit fee.

Mechanicsburg Planning Commission Meeting Minutes

May 27, 2017 – 8:00 AM

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Tara Nickle.

Dusty Hurst, Zoning Inspector, and April Huggins-Davis, Village Administrator, were also present.

Chairperson Charles Hickey opened the meeting at 8:10 am. No conflicts of interest were disclosed. Minutes from the March meeting were not reviewed, and are forthcoming.

Planning Commission members discussed/considered a submitted petition to vacate the alley between two parcels, 93 Lynn Street and 95 Lynn Street, with both parties agreeable and signing the Waiver to Consent to Vacation.

Charles Hickey inquired as to advertisement requirements within a certain radius or distance of the affected area, with April Huggins-Davis referencing the Ohio Revised Code and clarifying that the owners of both/all adjacent properties have signed the Waiver, so advertisement is not indicated/required.

Tara Nickle made a motion, seconded by Greg Kimball, recommending that Village Council grant the petition to vacate the alley between 93 Lynn Street and 95 Lynn Street, which was unanimously approved.

For purposes of information only, Zoning Inspector Dusty Hurst shared that he had been contacted by the Farnsworth Group out of Iowa, on behalf of Casey's General Store, regarding potential construction of a convenience store on two properties currently zoned for residential use within the Village. He indicated that he will further review submitted plans and consult the Village solicitor.

The next meeting of the Mechanicsburg Planning Commission will be Saturday, July 22nd at 8:00 am.

The meeting adjourned at 8:32 am.

Minutes taken by:

Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes

May 26, 2018 – 8 :00 AM

Members: Mayor Greg Kimball, Chairperson/Council Charles Hickey, Chip Wibright, Tara Nickle, and Jason Adelsberger.

Dusty Hurst, Village Zoning Officer, and April Huggins-Davis, Village Administrator were also present.

Chairperson Charles Hickey opened the meeting at 8:02 am. No conflicts of interest were disclosed.

Minutes from the March Planning Commission meeting were unanimously approved.

Planning Commission members engaged in discussion of zoning in relation to application for lot split at 425 Locust St. with rezoning from A1 Agricultural to B2 Business, allowing parking/storage of vehicles by Dave Kehl Chevrolet relative to automotive sales.

It was noted that the owners of a house on the original (full) property do not wish to sell that portion, though the parcel is otherwise in an area comprised of manufacturing/business zoning, rather than residential. The distinction between B2 and B3 was also clarified, with the former allowing automotive sales, and the latter allowing public use with no size requirements (e.g., church parking lot) though the residence is there, with current need for such use to continue.

Issues of Planned Unit Development (PUD) and surface materials on such parking lots were also explored/considered by the Planning Commission in discussion of this application, as well as address conventions of fire department to signify that a house is on such a split property.

Tara Nickle made a motion, seconded by Jason Adelsberger and unanimously approved, to recommend to Village Council that the vacant lot at 425 Locust St. be rezoned from A1 Agricultural to B2 Business, congruent with proposed use of parking/storage of vehicles, and that the portion of this parcel with existing residence be rezoned from A1 Agricultural to B3 Business.

Planning Commission members revisited prior work regarding a proposed annexation infrastructure ordinance, including original recommendation made to Village Council 5/23/15 and recommendation to reconsider 9/23/17. The ongoing development of distribution centers in nearby areas makes this of particular relevance.

Congruent with prior language, Greg Kimball made a motion, seconded by Tara Nickle and unanimously approved, to recommend that Village Council consider annexation as a condition of infrastructure services provision with new development.

Jason Adelsberger also discussed issues of residential growth, encouraging the Planning Commission to think about such development, with April Huggins-Davis adding that guided development is part of Champaign County's Comprehensive Plan.

Planning Commission members were updated on draft zoning in relation to swimming pools, with Village Council not including proposed annual permit fee for pools.

The meeting adjourned at 9:05 am.

Minutes taken by: Tara L Nickle

Mechanicsburg Planning Commission Meeting Minutes
8am June 24 2017

Members: Mayor Greg Kimball, Council Scott Salee, Chip Wibright, Chair Charles Hickey MD

Dusty Hurst, Zoning Inspector, Brad Bodenmiller LUC Planning and April Huggins Davis, Village Administrator were also present

Guests Charles Byers, Brad Winner, Brad Winner II, Catherine A Cunningham, Cuck and Joetta Swank

Chair Dr. Charles Hickey opened the meeting at 8:01 am to discuss an application to amend zoning on 305 and 315 West Main Street, Mechanicsburg, Ohio. The request is to rezone these two parcels from R2 Medium Density Residential District to B2, Highway and General Business District.

The Planning Commission voted to schedule a public hearing on the re zoning request from 8:00 till 9:00 am on Saturday July 22 followed immediately by the regularly scheduled July Planning Commission meeting. These meetings will be in the Council Chamber in the Mechanicsburg Village Hall.

Meeting adjourned at 9:05 am

Mechanicsburg Planning Commission Meeting Minutes

July 22, 2017 – 9:00 AM

Members: Mayor Greg Kimball, Council Scott Salee, Chairperson Charles Hickey, Chip Wibright, Tara Nickle.

Dusty Hurst, Zoning Inspector, April Huggins-Davis, Village Administrator, Dan Eck, Village Fiscal Officer, and Jody Compton, Village Council Member, were present, as were Attorney Catherine Cunningham, Mathias Smith of Casey's General Store, Patrick Moone of the Farnsworth Group, and Chris Diver of Equity LLC.

Chairperson Charles Hickey opened the meeting at 9:23 am. No conflicts of interest were disclosed.

Planning Commission members provided comments on public hearing testimony regarding the application to amend zoning on 305 West Main Street and 315 West Main Street from R-2, Medium Density Residential District, to B-2, Highway and General Business District.

Chip Wibright discussed issues of traffic impact, potential need for a traffic light, and Village responsibility to have a traffic study undertaken. Dusty Hurst similarly noted this and the need to consider infrastructure costs and needed engineering studies, which can be time consuming.

Planning Commission members noted that, aside from the applicant and owners of the two properties in question, public hearing testimony was overwhelmingly opposed to rezoning.

Dusty Hurst discussed potential for tax fluctuations and negative impact on both neighboring property values and the residential district in general.

Mayor Kimball stressed the importance of being mindful of why certain areas were zoned as they were, dating back to 1969, including issues of planned growth/development.

Chip Wibright stated his general opinion that businesses should be in business districts, and residences in residential districts, a sentiment shared by other Planning Commission members.

Tara Nickle expressed concerns with the impact of rezoning on taking away two viable residential properties within the Village and residential district.

Planning Commission members stressed that Village businesses and economic development are welcomed, questioning why properties already zoned for such use could not be utilized, such as the former Valero, with Catherine Cunningham generally citing environmental protections and chain of title as barriers.

Scott Salee noted being conservative in his opinion on property rights, adding that he does not disagree with the overall aim, but that this issue is not cut and dry.

Mayor Kimball made a motion, seconded by Chip Wibright, recommending that Village Council not amend zoning on 305 West Main Street and 315 West Main Street, with the motion unanimously approved.

Minutes Planning Commission Meeting Village of Mechanicsburg November 24, 2018

Present

Charles Hickey, Chair

Chip Wibright

Jason Adelsberger

Absent

Greg Kimball

Tara Nickle

Village Administrator April Huggins Davis was also present.

The meeting was called to Order by Chair Hickey at 8:04 am.

The minutes from the July 28, 2018 meeting were not available and no action on them was taken.

The first item of business was a discussion of Ordinance No. 18-12, Regulation of Residential Occupation of Camper Vehicles, Recreational Vehicles and Trailers of any Kind, Located on Private Property within the Village of Mechanicsburg.

The Commissioners voted to add the words "for three days" at the end of 2 a) in Exhibit 1.

The Commissioners voted to change 2 c) by substituting 48 - 72 hour period for the previous language 24 - 48 hour period.

No additional changes were made and the Planning Commission unanimously voted in favor of Ordinance 18 - 12 with the above noted changes.

The second item of business was a brief discussion of possible zoning changes on South Main Street and the north side of Oak Street. In the absence of the Village Zoning Officer Dusty Hurst this discussion was deferred to the next scheduled Planning Commission Meeting.

A third item of business was the subject of possible restrictions on fence materials and construction in the Village. Fence permits are currently needed in Mechanicsburg but there is no restriction on what constitutes a fence other than a height restriction and the requirement that the structural members of the fence face the property of the person obtaining the permit. No actions were proposed and this discussion will continue at the next Planning Commission Meeting.

No other business came before the Commission.

The Meeting was adjourned at 8:50 am.

Charles J Hickey

Chair, Planning Commission, Village of Mechanicsburg

Minutes, Planning Commission Village of Mechanicsburg January 26, 2019

Members present

Charles Hickey, Chair

Greg Kimball

Jason Adelsberger

Chip Wibright

Member absent

Tara Nickle

Staff present

April Huggins Davis Village Administrator
Dusty Hurst Zoning Officer
Jordan Vai Mechanicsburg Fire Department
Nick Black Mechanicsburg Police Department

The meeting was called to order by Chairman Hickey at 8:05 am

The minutes of the November 25 2018 Planning Commission meeting were accepted by unanimous vote.

The first business item was zoning on South Main Street and Oak street. After extensive discussion the Commissioners passed unanimously four recommendations for Village Council's consideration.

1. We recommend adding to the list of permitted usages in the B2 zoning regulations both public and semi public uses. B2 is currently the only zoning classification in the Village that does not explicitly list allowing public and semi public use.
2. We recommend the M1 zoning on the north side of Oak Street between South Main and Locust street be change to R2. None of the parcels there are large enough to legally accommodate manufacturing and the bulk of the parcels are currently occupied by residences.
3. We recommend the area on the south side of Oak Street between South Main and Locust Street be changed from M2 to B2. This land is also too small to legally accommodate manufacturing and had been used for commercial business until quite recently.
4. We recommend the currently zoned B3 section of South Main Street from 55 South Main and 54 South Main south to the railroad tracks be changed to R2. We however recommend leaving both the Library and the Episcopal Church with B3 zoning they currently hold. The rest of these properties are all currently residences. We have been informed that with the current commercial zoning any of these properties changing hands would require a commercial loan and they would not be eligible for a residential loan.

The Village Zoning Officer will add the specific parcel numbers to our above four recommendations for Council to consider.

Jordan Vai and Nick Black presented to the Planning Commission their desire to explore funding for a new Public Safety facility in a central location in the Village to replace their current facility which is dated

and cramped. We look forward to working with them as they explore various location and funding possibilities.

There being no further business before the Commission we adjourned at 9:01 am

The next meeting of the Mechanicsburg Village Planning Commission will be Saturday March 23 from 8:00 am till 9:00 am at the Village Hall meeting room.

Respectfully submitted

Charles J Hickey
Chair, Planning Commission
Village of Mechanicsburg