

CHESTERVILLE PLANNING COMMISSION MINUTES 10/12/23

October 12, 2023

ATTENDANCE:

Members present

1. Paula Bowman-Mayor (pbows53@gmail.com) 614-580-8110
2. Alena Carter- village resident (jcimsctr1@gmail.com) 4-year term
3. Craig Weidman- village resident (craig.weidman@gmail.com) 920-207-7717 2-year term
4. Diane Weidman-Secretary, village resident (dkw106@gmail.com) 920-838-4030 5 yr term
5. Martin Spearman- council member (pcbcmartin@gmail.com) 419-560-1389 remainder of council term

Members absent

Andrew Wick-Village Solicitor

Others present

Bruce Bowman

MINUTES: Previous action items completed are underlined, **open action items are in red.**

Reviewed Action items from last meeting

1. Craig will pursue clarification/verification of the current zoning and contact the mapping services to get details and associated costs to formalize the zoning map.
 - a. Craig and Diane met with Brent Russell. He verified the zoning map on the wall in the council meeting room is the most current. **Craig will review the map for legibility before submitting it to a mapping service.**
2. Discussion about storm sewers
 - a. Martin Spearman is to discuss with Commissioner Tim about storm sewer issues. Issues with the current corrugated pipes/repairs needed. Martin did talk with the commissioner, found that Pam Porter is handling the project, but we still want details on construction materials (pipe) so we can change the language in Chapter 5.1 of zoning. **Martin to check the Ohio Revised Code to determine the language we should use in our zoning.**
3. Zoning for blight-topic
 - a. However, Diane did some research and was directed to the County Land Bank as a potential resource to help with local blight. **Andy will look into various options of how we could interact with the Land Bank to help deal with this ongoing issue. Andy absent, carry over to next meeting.**
4. Rewrite the zoning code language for adult entertainment and marijuana sales within Chesterville.
 - a. We suggested to Andy that we completely prohibit adult entertainment and marijuana businesses instead of allowing them into the manufacturing district. Andy will check on the legal concerns of completely banning them and the specific language we should include.
 - i. Adult entertainment: Andy responded with 24 pages of language from the Ohio Attorney General's office. Consensus is that adult entertainment can not be banned completely but can be very restricted. **It may require a new resolution by council and new language in the zoning code, Andy to provide guidance. Also, should "adult entertainment" in our zoning code be changed to "sexually oriented business" to better comply with ORC?**
 - ii. Marijuana: Andy responded with the language to ban Marijuana. **We need Andy to clarify the definition of "nuisance" and what penalties could be applied.**

5. Paula to ask Don Carr (acting zoning inspector) to attend our meetings. (carry over to the next meeting).
6. Andy to look into details of the notice needed to recommend zoning changes to Council and the procedures Council needs to follow to make decisions on recommendations. (carry over to next meeting)

New business:

Craig made contact with a resource Brent recommended that helps communities with zoning, maps, planning, future growth management, etc.

1. Discussed the benefits of hiring a professional service which would expedite the implementation of:
 - a. Formalizing our zoning map.
 - b. Assessing and updating our zoning code to comply with the Ohio Revised Code
 - c. Determining if we need to formulate a comprehensive plan to support the zoning code assessment?
2. Craig to make a proposal to Council at the Oct 19th meeting for the funds to hire a professional service to accomplish these goals.

Next meeting Nov 9, 2023 7pm at the Chesterville Village office.

Diane motioned to adjourn meeting, Craig 2nd the motion

Yay-all

Nay-0

Minutes approved by all via email (text to Diane by Martin)