

Integrated Zoning Code and Land Use Planning Committee Minutes

2009

The Zoning and Planning Committee Meetings are conducted on a monthly basis. Meetings are held in the Van Buren High Community Room at 6:30 p.m. on the fourth Thursday of each month.

Committee Members: Matt McCracken, Stan Heitkamp, Neil Schaller, Ed May, Irvin Pommeranz and Mike Julien (Zoning Inspector).

October Minutes

Members present: Stan Heitkamp, Ed May, Irvin Pommeranz, Neil Schaller, and Mike Julien

Members not present: Matt McCracken

Visitors present: None

New Business:

- Reviewed monthly report of light zoning activity.
 - Mike Julien received a response regarding the deck issue at 211 South Main Street. The resident stated that they sent the application and check previously but it was never received. A new check was issued and application approved.
 - Mike plans to follow-up concerning the shed issue at 211 W. Market. The property owner failed to obtain the proper zoning permit prior to the commencement and completion of their projects.
 - Mike received a call from a realtor regarding a potential new home to be constructed in Meadow Ridge development east of the Village. He discussed the need for utility assessment fees to be paid at the time of the zoning application and other requirements and time frames for such a project.
 - Matthew McCracken advised that he has an application for a fencing project for 213 South Main Street and will forward the information to Mike shortly.

- Matthew McCracken indicated that he would be submitting an application for an addition for his home.
- The Planning Commission approved the application of Home Depot Warehouse and Pilot to consider the extension of water and sanitary sewer lines across of I-75 to their property on State Route 613. The Commission estimated a combined usage charge for Home Depot to be 15 REUs and Pilot to be 33 REUs. This was arrived after a discussion with the City of Findlay and their estimate of the water usage for this site, which was based upon actual usage of other warehouses and truck stop in the Findlay area. Each REU has a combined value of \$2,045.00 which would be payable prior to the actual extension services. The Commission expects the property owners to execute an Annexation Agreement with the Village, which essentially states that they will not object to annexation, if ever or when ever, the Village desires to annex their respective parcels. The Commission believes that there should also be an agreement between the City of Findlay, the Village and probably the County, regarding the actual construction of the lines and who may access the lines and under what terms.

There have been no other inquiries or calls the month of and October.

**Submitted by Michael Julien
Zoning Inspector**