

Planning Commission Meeting Minutes

November 14, 2016

1. **Regular meeting;** Called to order by Chairman Gordon Plescher at 7:00 pm.
2. **Pledge of Allegiance**
3. **Roll Call; Present** Gordon Plescher, Dave Ruble, Angie Mayeaux , Eric Davis, Bill Leszinske, Tadija Widojkovich, Joe Mrnka, Eric Mayeaux **Absent:** Susan Sample, unexcused
4. **Approval of Minutes;** Motion was made by Leszinske to accept the minutes from October 2016 meeting, and seconded by Ruble, Motion carried.
5. **Approval of Agenda; ADD to New business: Elections of Officers, Jon Morey-potential new PC Member, Linck Property division, and to Old Business: Pharmacy**
Motion by Leszinske, seconded by Mayeaux. Motion carried
6. **New Business;**
 - a. Prospective new member;
 - i. Adam Berciunas; Adam works in commercial/industrial heating/cooling and has been with Quality Air for 9 years.
 - ii. Jon Morey; Program manager for GenTex, has lived in Ravenna his entire life. He lives on Lo-Al Dr, Graduate of RHS/MCC/Baker
 - iii. Tadija asked each why they would like to serve on the PC Committee.
 1. Adam: he enjoys helping out in the community wherever he can or is needed, he is currently the VP for the Athletic Boosters. He grew up in Grant but has lived in Ravenna for the past 10 year.
 2. Jon: loves serving and utilizing his time and talents to help improve Ravenna. He is a member of St. Catherine's, a coach, part of the Men's Club, has been School Board president for 1 year, committee chair for 3 years prior for St Catherines/Catholic Schools. He feels that he is a good listener.
 - iv. Motion by Leszinske to accept Mr. Morey and Berciunas as Planning Commission members, 2nd Ruble; all in favor!!
 - b. Gordy Plescher; Home Addition: Gordy is asking for a special land use permit. At this time his home is zoned Commercial, but it is residential. Mr. Plescher is asking that it be zoned R2 Commercial/Residential. He will be adding four(4) bedrooms to the back end of the house. Leszinske asked if it should be zoned R3? ZA Mayeaux verified that it should be zoned R2—which includes daycare or group home.
 - i. Motion by Ruble to rezone to R2, 2nd Davis; Plescher recused, all in favor.
 - c. Tim Linck: Mr. Linck presented a drawing to show how he is proposing to split what was his parent's property on Crockery Creek. Mr. Linck provided a letter from the Fire Chief stating the current driveway was adequate for any emergency vehicle. (see attached). Mr. Linck explained there were 2 other houses on property in the past but were torn down. Mr. Linck showed how there was some addition to property "A" to give creek

frontage. It was noted that if homes were added to the properties that the owners would need to pay to hook up to Village water/sewer. Possible even the homes that were previously connected may need to pay for upgrades to the lines.

- i. Motion by Ruble to allow the property split, 2nd Widojkovich, Lesinske oppose, all others in favor. Motion passed.

d. Election of Officers:

- i. Plescher and Davis are stepping down off the committee. We congratulated both on their wins for the Village Council members.
- ii.

7. Old Buisness; Nominations: Angie Mayeaux, Chair, Dave Ruble Vice Chair, Bill Leszinske; Secretary.

- a. **Vote:** Chair—Mayeaux—all in favor

Vice Chiar—Dave Ruble—all in favor

Secretary—Bill Leszinske—all in favor

A. ST Catherine Parking Lot: ZA Mayeaux confirmed that ST Catherine’s has spoken to the Village, DEQ and County Drain Commissioner and they have all stated that the parking lot is ok and drainage will not be an issue as the drain ditch is far enough away to not cause any problems.

- a. Motion by Ruble 2nd by Leszinske, all in favor.

B. Pharmacy lot: Pharmacy Rep Brett Beechum stated they had spoken with 5/3 Bank about the building, but what did come from that was 5/3 Bank partnering with Keefe’s Pharmacy and provide a lease agreement for an ATM in the parking lot of Keefe’s. This would eliminate 5 of the 10 spots that had been proposed and approved by the PC. The PC members voiced their frustration concerning the length of time this project is taking and the frustration that they have brought another drawing to them, when we were told the parking lot would be done this year. Mr. Beechum stated he never said the lot would be done this year, and that it would not be done until 2017 but still could not give us a timeline. The PC would like to find a way to force the parking lot to be finished as it has been over three years since they tore down the adjacent building.

- a. **Lezsinske motioned to deny current proposal, 2nd by Davis, all in favor.**

8. Public Comment;

9. Adjournment. 7:50pm

Next Meeting January 9, 2017