

# Planning Commission Meeting Minutes

## Monday November 9, 2015

**Regular Meeting:** Called to order by Chairman Gordy Plescher at 7:00 pm

### **Pledge of Allegiance**

**Roll Call:** Gordy Plescher, Dave Ruble, Susan Sample, Bill Leszinske, Eric Davis, and Angie Mayeaux. Ruble agreed to remain Vice Chairman. Also in attendance, Eric Mayeaux, Village Zoning Administrator. Request Village Clerk, Dee Dee Hazen, place advertisement to fill vacant spot on planning commission.

### **Approval of Minutes:**

1. Ruble moved Sample seconded to approve the September 14, 2015 regular meeting minutes with changes. Motion carried.
2. Davis moved Leszinske seconded to approve the October 12, 2015 special meeting minutes. Motion carried.

**Approval of Agenda:** Leszinske moved Ruble seconded to approve with one change, deletion of “Ravenna Family Practice”, from Old Business. Motion carried to approve November 9, 2015 meeting agenda with changes.

### **Discussion of New Business:**

1. Metal Roofs – Section 190.320, item J on page 3-17 reads: “The pitch of the main roof of the single family dwelling unit shall not be less than three feet of rise for each 12 feet of horizontal run nor shall roof covering be metal.” Plescher moved Davis seconded to change item J to read: “The pitch of the main roof of the single family dwelling unit shall not be less than three feet of rise for each 12 feet of horizontal run and roof covering shall be of improved roofing material.” Motion carried.

a. Further discussion of need for a complete review of all zoning ordinance to check for other outdated parts. Many parts of our current ordinance date back to 1996. Plan to divide work for a complete review to ensure it is contemporary and meets current and future needs of the village. Leszinske moved Sample seconded to hold this “Metal Roofs” ordinance change until we can review the entire Zoning Ordinance. Motion carried.

b. Eric Mayeaux, Zoning Administrator, will investigate who maintains the 'Master' copy of the zoning ordinance and will obtain a copy of this 'Master'. Not all planning commission members have full or updated copies of the zoning ordinance.

2. Undeveloped Land (Schram Rd) – Discussed changing from R5 to city park, without any consensus. Plescher moved Ruble seconded to send this item back to the Village Council and recommend they engage with the Village Attorney for any action on this property. Motion carried.

a. Further discussion recommending a possible refocus of village park efforts to enhancing/improving the new village property behind Dollar General by Thatcher Park,

possibly adding a new walking bridge over Crockery Creek, and consider involving Ravenna Lions in any park improvement plans.

**Old Business:**

1. Pharmacy Vacant Lot, at the corner of Stafford St. and Main St. – Discussed general concerns over the prolonged unsightliness of this lot of dirt, mud, and rocks right in the middle of our downtown business district. Further discussed serious concerns over drainage problems and the ongoing costs to both the village DPW and the owners/workers of the M&S business adjacent to the lot on Main St. Eric Mayeaux, Zoning Administrator, will research DPW costs and contact the Hometown Pharmacy and relate our concerns. Plescher moved and Ruble seconded item needs to remain as “Old Business” until Hometown Pharmacy completes an approved improvement plan Motion carried.

**Public Comment:** None

**Adjournment:** Meeting adjourned at 8:05 PM

Respectfully submitted,  
Susan Sample, Planning Commission Secretary