



**PLANNING COMMISSION  
MEETING MINUTES  
JULY 12TH, 2016  
1:00 PM**

Chairman Joel B. Day called the meeting of the New Philadelphia Planning Commission to order, on Tuesday, July 12<sup>th</sup>, 2016, at 1:00 p.m. in the Council Chambers of the John Knisely Municipal Centre.

Chairman Day welcomed members of the commission and thanked them for attending. The secretary had roll call.

Members in attendance: Kelly Watson, Gary Little, Cheryl Ramos, Jackie Triplett, Dick Bible, Ron McAbier and Don Kemp

Excused: John Stratton

Guests: Brian Myers, Gene Grasselli, Maureen Wenger, Jeff Erb, Dean Holland, Mike Kitchen, Jan McInturf and Bill Weisgarber

A motion was made by Don Kemp to accept June's minutes. It was seconded by Ron McAbier. Motion unanimously passed.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS**

1) The Mayor introduced Mike Kitchen to board members. Mike is an owner and member of Broadway Rentals LLC and gave members an overview of what he has planned to develop on Gilgen Avenue N.W. including a dedicated private drive. He wants to build three duplexes on 0.5752 acre tract. Each duplex would be a 7,700 square foot ranch. Access would be from Third Street N.E. He owns triplexes on the north side of Gilgen Avenue. He would include a T turnaround at Lot #1 (referring to the handout) if needed. He would maintain this private drive.

Ron McAbier said he wants the turnaround to include trees for obstruction and would like that in writing. Mike Kitchen agreed to provide that.

Dick Bible sees a need for a sign near Third Street N.E. to say "Private Drive/No Outlet" alerting drivers that it is not a thru street.

Kelly Watson asked if there would be room for emergency vehicles to turn around. Kelly also mentioned that in 1973-1974 the north side of Gilgen was dedicated. So he asked are we vacating the old Gilgen now. There have been disputes over the last 35 years whether to open or close Gilgen.

Mike Kitchen said that the proposed duplexes are in line with the setback lines of the already established duplexes.

Dick Bible agreed with the idea of a sign letting drivers know there is no outlet.

Kelly asked if this proposed private drive will connect to the other private drive. No was the answer.

Dick Bible asked if Mike had had any feedback from neighbors. Mike said no.

Mike Kitchen stated that nothing he owns was ever dedicated.

Don Kemp asked what will the addresses be? No one knew as of yet.

Ron McAbier offered the following: "If we move forward now, I would like something in writing about the trees for obstruction and the turnaround." Mike agreed to provide. Ron agreed to take care of the sign.

Kelly Watson mentioned that there are water and sewer lines there and to be sure that those lines are accessible for repairs. Ron McAbier said the city has the right to enter there to make any repairs necessary. Ron said that was a good point to bring up.

Dick Bible made a motion to recommend this to council. Don Kemp seconded it. Motion carried.

2) The Chairman asked Ms. Ramos to present her resolution to the commission members that involves a zoning change which is in regard to the medical marijuana issue.

Cheryl said the Zoning & Annexation Committee met twice in regard to HB523 which now allows the cultivating, processing and dispensing of marijuana for medicinal purposes in the State of Ohio. She stated the bill gives municipalities the authority to adopt a resolution to prohibit or limit the

number of dispensaries. She has copies of the legislation available if anyone would like to read it. Control of this HB and what it contains will be under the State Pharmacy Board, Department of Commerce and the State Medical Board. Planning Commission would make a recommendation to Council and from there it will have three readings and a public hearing. Gary Little asked Ms. Ramos if she expects to hear from proponents on this. She said there will be opportunities during the council readings and the public hearing.

Mayor Day mentioned that council is looking for a recommendation on this from the commission members.

Dick Bible made a motion to recommend that dispensaries be prohibited in the city. Kelly Watson seconded it. Motion carried.

3) Jeff Erb presented the census on the topic of re-zoning the section of residential to Central Business District. He provided handouts.

Cheryl Ramos mentioned that 233 Fair Avenue N.W. is being rezoned to Central Business District upon the request of the property owner.

After reviewing the handout, Gary Little said that since the area in review is primarily residential, would this bring down the value of property? He felt that the first few years with the mixture of businesses and residential it could have that effect on the property values.

Jan McInturf, in the audience, was asked, that if the city did rezone, would the property values increase or decrease. Jan said it would depend on the condition of the property at the time. Gary Little asked Jan did he feel there was a need to expand the business area. Jan said he felt it was a good idea to encourage more businesses into the city but still there is a need to take care of the blighted housing already in the city. It was mentioned that if the city converts this area to Central Business, maybe more people would be apt to keep up their property in good repair.

There was discussion on the appearance of the West High Avenue entrance into the city.

Dick Bible suggested to table any recommendation but asked why would the commission **not** want to change this area to CBD. After more discussion, Don Kemp suggested not to table it but to move forward on it. There would be a lot of checks and balances before it would be implemented meaning that out of this commission, the recommendation of moving forward with a motion to change the area from residential to CBD, would then go to the Zoning and Annexation Committee, then to council for three readings and then a public hearing would be held. Property owners would be contacted and could have their input at the hearing.

Don Kemp made the motion to recommend that this residential area be changed to Central Business District. Dick Bible seconded it. Motion carried.

4) The Mayor reported on the meeting he had with downtown property owner, Jim Booth. The Mayor will provide the list of ideas Jim Booth had to make downtown better. Businesses are reluctant to invest their own money but want the city or government money to be used for improvements. His biggest issue was parking. Joel had asked Diana, the past parking patrol officer, to do an assessment downtown to the availability of open parking. He said she felt there was parking available but that people want spaces **in front of** the businesses they want to shop at, not far away. Mr. Booth was going to look for the plans developed in the 1980's for the bank parking lot. The Mayor suggested a campaign showing that the city does have parking available and where.

5) Mike Scolati gave a brief overview of signage within the city. He says the ordinances on signage are a mess. He said that it is on top of his list to work on. He would like to be able to hand out a packet to

those requesting information that would have everything you need to know on zoning and signage. Everyone agreed that there are lots of things to look at with signs and lighting. Discussion was had with LED lighting.

The Mayor asked Cheryl Ramos to check into an already established ordinance perhaps on advertising footage with regard to things such as marijuana.

Chairman Mayor made a motion to adjourn at 2 p.m. Don Kemp seconded it. Meeting adjourned.



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Chairman Joel B. Day

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Secretary Mary Ann Otte