



**PLANNING COMMISSION  
MEETING MINUTES  
OCTOBER 11<sup>TH</sup>, 2016  
1:00 PM**

Chairman Joel B. Day called the meeting of the New Philadelphia Planning Commission to order, on Tuesday, October 11<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: Dick Bible, Don Kemp, Gary Little, Ron McAbier, Cheryl Ramos, John Stratton, Jackie Triplett and Kelly Watson

Guests: Maureen Wenger, Jeff Erb, Mike Scolati, Terry Henry, Jan McInturf and Bill Weisgarber

A motion was made by Don Kemp to accept September's minutes. It was seconded by Dick Bible. Motion unanimously passed.

**OLD BUSINESS:**

Terry Henry introduced himself and gave his address as 762 Third Street N.E. Mr. Henry said he is not opposed to new construction and wanted to make that clear. He does want to know who owns the street (Gilgen Avenue) and is opposed to a gravel driveway, without curbs and sidewalks because he feels it is a safety issue. Ron McAbier stated the part of Gilgen in question has never been dedicated. Jeff Erb said he has researched it. Mr. McAbier offered to have Mr. Henry come in to his office and sit down and discuss the issue with himself and Jeff Erb. Mr. Henry declined the offer unless the issue was to go before council. Mayor Day stated that it is up to city administration to mandate the enforcement of the codified ordinances. Commission member Watson asked when this part of Gilgen was vacated." Mr. Erb found in his research that the Rainsberger/Gilgen Allotment had been dedicated in 1924. He also stated that in 1977 the streets were dedicated and recorded in Plat Book 9 Page 23. The Mayor asked the Service Director and his staff to do further research on Gilgen Avenue for clarification.

NEW BUSINESS:

Mayor Day stated that at last night's council meeting he asked Council's Zoning and Annexation Committee to table legislation and return the Commission's recommendation to expand the Central Business District for further review. He said he made the request because of the concerns voiced by City Building and Zoning Administrator Mike Scolati and Service Department secretary Maureen Wenger. He asked Scolati and Wenger to share their concerns with Commission members. Mr. Scolati said the proposal to expand the Central Business District into adjoining residential areas could disrupt the integrity of the existing neighborhoods. He reminded members that Central Business District zoning allows building construction right up to property lines. Ms. Wenger stated that the City has limited control over construction in central business zoning. She said there are many historic homes in the area and the city would not want to compromise the value of those homes. She offered the idea of creating a Central Business II zoning, which could include more city control while offering some of the same amenities as CBD. Everyone was in agreement that there is no hurry and the city wants to get this right from the beginning.

The Mayor asked realtor Jan McInturf to voice his opinion on the subject. Mr. McInturf said he liked the idea of being pro-active and maintaining the historical value of the area. He doesn't like the idea of tearing down any piece of history, but added some restrictions to that area might be a good idea.

Gary Little suggested taking a walk through the neighborhood to assess the area and adjoining properties. Mayor Day added it would be good to go as a group and that he will organize this walk prior to the commission's next meeting.

The meeting concluded following a brief discussion about future zoning needs for Kent State-Tuscarawas campus housing and for tiny housing communities.

Ron McAbier made a motion to adjourn at 2:03 p.m., followed by a second by Gary Little.



---

Chairman Joel B. Day



---

Secretary Mary Ann Otte