Planning Commission Meeting Minutes

Wednesday, April 27th, 2022 at 5:00 PM, Council Chambers, City Hall

In-Person Meeting

1. **Call to Order - Dave Kahley**

2. **Roll Call - Jessica Mosko**

   **Present:**
   - Dave Kahley
   - Brian Lawrence
   - Jack Munsch
   - Ashley Kertes
   - Lisa Marinelli-Metrosky
   - Andrew Stern

   **Absent:**
   - Andrew Barnette
   - Desmond Grace

3. **Pledge of Allegiance**

4. **Comments/Business from the Floor - no comments via mail, email, phone or from public**

5. **Approval of February Planning Commission Meeting Minutes**

   1st motion to approve Lisa Marinelli-Metrosky/2nd motion to approve Brian Lawrence

6. **Old Business**
   None

7. **New Business**
   None

   **Administrative-** Discussed there are 3 applicants to fill the Planning Commission vacancy - Jeff to recommend an applicant to mayor & council.

   **Technical Item 1**

   **Applicant:** Greg Swab  
   **Address:** 411 Bovard St  
   **Request:** Subdivision  
   **Base Zoning:** R2  
   **Application Brief:** Applicant seeing approval for subdivision

   Jeff Raykes gave a brief overview of the applicant, as well as letting the planning committee know the applicant has been granted the approval for a variance by Zoning Hearing Board.
Greg Swab is from Hampton Technical Associates & represents the property owners Regis W. & Jamie J. Mchugh and Jeffrey M. & Jill G. Wolf. They are in front of the Planning Commission seeking approval to subdivide the property due to two inconsistent uses, one being a residential home & one being a parking lot for a business. Dave Kahley questioned if the area variances will run with the land for future purposes & Zachary Kansler did confirm that the area variances will run with the land.

Parking area is primarily used for Forefront Dermatology.

Greg Swab spoke on behalf of the property owners. He informed the Planning Commission that there is less than a foot between the retaining wall (located in parking lot) & the roof of the covered porch. Property line came from dividing that in half, this would be fair on all parties. Retaining wall will not be an issue in the future, it was made from 2x3 concrete blocks, will hold up for quite some time. Greg also explained there is a stormwater tank below the parking lot, so there is no stormwater detention issues on the property.

1st Motion to approve Brian Lawrence/2nd motion to approve Lisa Marinelli-Metrosky.

**Planning Items**

Discussion on the decorative sidewalks in downtown overly (bricks)

It was brought to Planning Commissions attention by the Safety Committee that property owners are not maintaining the bricks on the sidewalks. Bricks are raised up do to weather & being poor structured/maintained. Safety Committee feels these bricks are a tripping hazard to the residents.

When replacing sidewalks, property owners have the option to use stamped concrete instead of actual bricks.

Dave Kahley expressed it was a beautification effort, he wasn’t sure if Planning Commission would have a say in the situation. Zachary Kansler made planning commission aware that it is in our Zoning Ordinance & planning commission can comment & make a decision.

Andrew Stern felt if we are seeing heaving bricks in the city, it is due to improper installation. He felt sidewalks are not a property when installing them, as a house would have a high priority. Andrew Stern commented that even though stamped concrete would be easier, it doesn’t maintain aesthetic appearance, it fades over time. Juncture between sidewalk & stamped concrete will crack overtime.

If city is going to require the bricks, then they need to be properly installed, city has construction details on properly installing bricks as well as the proper aggregate that goes under the bricks.
Zachary Kansler spoke on behalf of the Safety Committee, the recommendation would be to keep the stamped concrete and/or get rid of the look altogether.

Dave Kahley would like to try to keep brick & maintain what we have throughout the city. Feels if we can follow the city guidelines on instillation, then bricks should not pose a problem.

Andrew Stern feels stamped concrete ages & weathers, you will not get a consistent look. A standard red brick will maintain its consistency.

Ashley Kertes spoke and stated the bricks are an issue & she has personally stubbed her toe on them. She would be hesitant to replace them, as this may end up happening again in a few years.

Dave Kahley is hesitant to give up the bricks, would like to come up with some alternatives. He feels bricks are valuable to the esthetics of the city. Maintain the bricks and ask property owners to maintain them.

8. **Adjournment** – 1ST motion Brian Lawrence/Meeting adjourned.