Planning Commission Meeting Minutes
Wednesday, August 24, 2022, at 5:00 PM, Council Chambers, City Hall
In-Person Meeting

1. Call to Order – Brian Lawrence
2. Roll Call - Jessica Mosko
   - Present:
     Brian Lawrence
     Jack Munsch
     Andrew Barnette
     Rosalie Carpenter
     Desmond Grace
     Lisa Marinelli-Metrosky
     Dave Kahley-virtual
   - Absent:
     Ashley Kertes
     Andrew Stern

3. Pledge of Allegiance

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

5. Approval of April Planning Commission Meeting Minutes
   1st motion to approve Andrew Barnette/2nd motion to approve Desmond Grace

6. Old Business
   - None

7. New Business
   - None
   - Administrative

   Technical Item #1  Applicant: Scott Maritzer on behalf of Duane Ponko
   Address: 35-37 N. Main St
   Request: COA, Façade
   Base Zoning: C2
   Overlay District/s: Downtown
   Application Brief: Applicants would like to change façade on existing building as well as light fixtures
Jeff Raykes explained that this property is in the downtown overlay which is why it requires the COA.

Scott Maritzer spoke on behalf of the property owners. There are water issues with the current façade, which is the reason for the improvements. Updated improvements will tie the buildings together with one façade. The historic stone columns present will remain intact & preserved. New lighting fixtures will be installed, gooseneck fixtures will preserve the historic character. One clean sign ban will be installed, marine-grade plywood with a smooth glossy finish. Existing framework will stay, curved glass will stay due to the cost factor to replace. Sun Dawg will remain in both sides of the building, 3 apartments sit above the restaurant & will be utilized in the near future.

*1st Motion to approve Andrew Barnette/2nd motion to approve Lisa Marinelli-Metrosky.

*Approved by a vote of 6 to 0

**Technical Item**

**Applicant:** Dan Hewitt on behalf of Brenda J. & Matthew E. Willett  
**Address:** 540 Truby Street  
**Request:** Conditional Use for Religious Institution in R1 district  
**Base Zoning:** R1-One-Family Residence District  
**Application Brief:** Applicants would like to place a “educational, philanthropic or religious institute in a One-Family Residence District

Dan Hewitt, an attorney for the property owners, spoke about the reason they are present at the planning commission meeting. Brenda & Matthew Willett have a single-family home in the R1 district that they wish to turn into a religious institution. Brenda Willett & her husband bought the property in 2020, making extensive renovations to the property to potentially make it a place for ministry and prayer. The Willetts are hoping to add full body spiritual classes, yoga, wellness counseling & overnight stays for retreats.

Dan Hewitt stated the applicant meets all the requirements of the Conditional Use application. Applicant does not endanger health, safety & welfare of the public. It does not injure use of the properties in immediate vicinity, not diminish property values in the neighborhood. It does not impede normal development of surrounding properties. Adequate infrastructure is provided as well as adequate measures taken for ingress and egress.

Jeff Raykes was concerned with parking for the area but seeing as though this is a low intensity use of the property, there should be sufficient parking in the area. There are three streets available for parking as well as the trail area with adequate parking.
Residents neighboring the property felt this will be a great asset to the community. Happy to see the property was fixed up, it was an eye sore for about 15 years before the Willett purchased it.

*1st Motion to approve Lisa Marinelli-Metrosky/2nd motion to approve Andrew Barnette/Rosalie Carpenter abstained from voting

*Approved by a vote of 5 to 0 with one abstaining

**There was not enough time to discuss the Screening & Buffering Recommendation, it will be moved to September’s meeting**