



Zoning Commission Meeting Minutes **October 6, 2014 6:00 p.m.**

Mr. Black opened the meeting and asked Mr. Celley to take a roll call.

Members present: Mr. Black, Mr. Schaller, Mr. Hanna, Mrs. Warnimont, Mr. Normand and Mr. Ore

Members absent: Mr. Kelsey

Mr. Black asked for a motion to approve the agenda for October 6, 2014. ***Mr. Hanna made a motion, to approve the agenda, with Mr. Schaller seconding the motion.*** Mr. Black asked Mr. Celley to take a vote on that motion. *YES- Mr. Black, Mr. Schaller, Mr. Hanna, Mrs. Warnimont, and Mr. Normand. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the September 8, 2014 meeting. ***Mrs. Warnimont made a motion, to approve the minutes, with Mr. Schaller seconding the motion.*** Mr. Black asked Mr. Celley to take a roll call vote on that motion *YES- Mr. Black, Mr. Schaller, Mr. Hanna, and Mrs. Warnimont. ABSTAIN: Mr. Normand. Motion carried.*

Mr. Black moved to the next item on the agenda: **SPR 2014-02 ABC Auto Auction Site Plan.** Mr. Gerald Wilson, 9797 Fremont Pike, General Manager of ABC Auto Auction spoke on behalf of the Site Plan. Mr. Wilson discussed how the business has grown substantially and how he hopes to get everything in line before winter hits. Mr. Black asked Mr. Wilson if he has a copy of the letter, dated October 3, which the Zoning Commission received. Mr. Black stated there were still a few issues which need to be resolved. Mr. Wilson stated he reviewed the letter with Mr. Mark Shambarger, engineer for ABC Auto Auction, who requested a few more weeks to meet all the requirements. Mr. Wilson stated they have discussed the idea of a lift station to get the extra stormwater out to the sewer out front. Mr. Hanna asked if Mr. Wilson intends to comply and Mr. Wilson stated yes, it is just a matter of time.

Mr. Black asked Mr. Dave Kuhn, engineer with Feller Finch and Associates to review the letter and four outstanding items.

1. Township needs a copy of the NOI permit
2. Meeting Wood County stormwater requirements
3. Variances
4. Lighting

Mr. Black is inclined to defer until the next Zoning Commission meeting but asked the rest of the Commission their thoughts. Mr. Normand asked if anything the Board of Zoning

Appeals will review is substantial. Discussion ensued over the importance of ensuring all outstanding items from the October 3 letter were met.

Mr. Wilson went into discussion of lighting and the lack of additional lighting in the back part of the property. Mr. Wilson stated they would continue the berm and trees on the western part of the property. Mr. Wilson then asked if they could get a waiver on the islands which is what the variance is for going before the Board of Zoning Appeals. Mr. Black requested that Mr. Wilson go on record to say he will replace the dead or missing trees on the east side of the property; Mr. Wilson stated he absolutely will.

Mr. Black asked for a motion for conditional approval of the Site Plan subject to the Board of Zoning Appeals, compliance with the other outstanding issues, as well as replacing the trees on the east side of the property. **Mr. Normand made a motion, to approve the Site Plan with the conditions listed, with Mrs. Warnimont seconding the motion.** Mr. Black asked Mr. Celley to take a roll call vote on that motion *YES- Mr. Normand, Mrs. Warnimont, Mr. Hanna, Mr. Schaller, and Mr. Black. Motion carried.*

Mr. Black asked if there was a motion to adjourn the meeting. **Mrs. Warnimont made a motion to adjourn, with Mr. Schaller seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Respectfully submitted,
Rosanna Violi