

## Planning Commission Meeting

June 9, 2022

Present: Mayor Lindeman, Dean Porr, David Watkins, Jon Renninger, George Smerigan and Mark Hammer. Guests: Ed Shondel, CJ Gadosik, Sherry Butcher and Stacy Gardner from ACC Home Realty, and Chief Tester. Excused: Tom Haller. Meeting began at 7:10 p.m.

Bud Nash is first on agenda, but not present.

Ed Shondel for Silver Creek phase 3. Per Mayor Village offered to pay for storm sewer system installation for this road coming off of Gates St. Ed asked village to pay for curb and gutter, but would rather the village contract for the street. Ed will pay for plans, engineer, curb, gutter and road asphalt work but asks the Village contract street work because he (Ed) thinks the Village will have more pull to get the work scheduled soon. Village will pay to install storm sewer line. Engineer is surveying and think it will be a month before Ed is able to get back to Village. Mayor wants Ed to be aware that the bid will be a prevailing wage. David moved and Mayor seconded a motion to work with Ed for this phase of Silver Creek phase 3 roadway. Motion passed. Mayor reminded Ed that the grass needs to be mowed and we have a lot of run off because the silt fences are not up. Ed said he hired someone to mow the grass. Mayor asked Ed to get on the builders of new houses to have the silt fences properly installed. The bottom basin is full and has a 2 x 4 inches of silt in it. Another topic: The lady that bought Ed's son's house has a natural gas line from the house to Portage St (across the development for which Ed is selling lots). Her concern is that if someone hits her gas line, there will be a problem. Ed thinks she can apply for new gas service at Homan address versus the Portage St address.

George asked if Ed wanted to discuss rezoning a 14 acre parcel. Jon is to give information to Ed to start the process. Surveyor can give a drawing to Ed to file for the request. Mayor moved and David seconded a motion to allow for approval of the plans by our planner, George, once they arrive in the Village to start the rezoning process. Motion passed.

Dean moved and Dave seconded a motion to approve minutes from November 2021, March, April 14 and April 28, 2022. Motion passed.

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Sherry Butcher reminded commission members that the appraised value of the 42 acres near the street department garage is \$25,000 an acre. Mark moved and Dave seconded a motion for the Village to enter into contract with ACC Home Realty to sell this property. Motion passed.

Commission members were reminded the public hearing for Collier Drive for rezoning permanent parcel 17-01075.00 to downtown business from light industry is on June 16, 2022, at 6:45 p.m. in village council chambers.

Rental registration legislation was discussed. It is recommended to charge \$100 for a single rental unit, \$100 each per duplex for a twin plex, and \$50 each per unit for a three or more units in a complex when property owners are applying for rental registrations.

Kelley Mills is willing to mow property at corner of Summit and Ross. Kelley will notify the Mayor how much it will cost to mow this property before he mows. The Village will file the paper work to charge the mowing back to the property owner. Property owner has received a regular and registered letter to notify them of the need to mow the property.

Barb Busson North's property that has access to N Portage and Jackson St does not have access to sewer lines. Per George we need to send a letter to Wayne County to request a change to the 201/208 plan to allow her to have a septic system because we do not have a sewer line in this area for this property owner.

Mayor Lindeman moved and David seconded a motion to enter into an executive session at 8:28 p.m. for an exchange of information on restructuring. Motion passed. Mayor Lindeman moved and David seconded a motion to end the executive session at 8:45 p.m. Motion passed. No action was taken.

Jon's Report: April to May 2022 Mowing, 8 new homes, 2 new storage units, 5 other permits and 4 right of way permits. No other action was taken in Village due to too much mowing.

Meeting closed at 8:50 p.m. Next meeting is to be determined. Members should plan on a meeting on August 11, 2022, unless otherwise notified.

Respectfully submitted from notes by Kay L Kerr

A handwritten signature in cursive script that reads "Kay L. Kerr". The signature is written in black ink and is positioned at the bottom of the page, below the typed name.