

# MINUTES - PLANNING COMMISSION

City of Trenton, Ohio

Date: January 10, 2022

7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

## ORDER OF BUSINESS

I.) **CALL MEETING TO ORDER** – The meeting was called to order at 7:00 PM.

II.) **PLEDGE OF ALLEGIANCE** –Recited.

III.) **ROLL CALL** – Dale Perry, Ray Nichols, Michelle Payne, Glen Reid and David Schreiber present. Also present was Bill Jones-City of Trenton, Etta Reed-Bayer-Becker, John Bayer-Bayer-Becker and Adam Cristo-Cristo Homes.

IV.) **APPROVAL OF MINUTES OF PREVIOUS MEETING** – Glen Reid made a motion to approve the minutes of the 11-29-21 meeting, second by David Schreiber. Ray Nichols, Glen Reid and David Schreiber vote for approval, Dale Perry and Michelle Payne abstained, 0 no votes.

## V.) **NEW BUSINESS**

1. Swearing in Michelle Payne and David Schreiber. – Sworn in.

2. Election of 2022 Chair – Dale Perry made a motion for Ray Nichols to be chair, second by Michelle Payne. The motion passed 4 yes, 0 no and Ray Nichols abstained.

3. Election of 2022 Vice-chair – Dale Perry made a motion for Glen Reid to be Vice-chair, second by Dave Schreiber. The motion carried with a 4 yes, 0 no and Glen Reid abstained.

4. Zoning change for Deer Walk Subdivision. Mr. Jones presented all the information provided by Bayer Becker and Cristo homes including a plat map and legal description. It was explained that the original parcel was zoned R-1 from annexation as usual. Cristo Homes wanted a portion of the plat to be re-zoned R-2 and the remaining lots to remain R-1 as requested by the City Staff. Adam Cristo explained that the areas around this development were already R-2 and this would blend in. The R-1 area was separated by a row of trees providing a little bit of exclusion for the R-1 homes. Much discussion was held about why this was not all to stay R-1, how many homes would be in each section, etc. Floyd Croucher of Townsen Place spoke requesting that we don't have any more cookie cutter subdivision and requested the rezoning not happen. It was explained to him that the Planning Commission was only making recommendations to City Council and he could attend the third reading and public hearing to voice his opinion to Council.

After no further discussion, David Schreiber made a motion to change the zoning from R-1 to R-2 as proposed, second by Ray Nichols. The motion carried 3 yes votes by Dave Schreiber, Ray Nichols and Glen Reid. Dale Perry and Michelle Payne voted no, 0 abstain.

5. Re-review of the Open Space Ordinance Change – Mr. Jones explained that this ordinance has been through the Planning Commission and City Council. City Council did request that the language of

the open space being maintained by the property owner or the HOA be removed. Before making a decision on this, the Planning Commission wanted more information on the following:

- Get information from a realtor on how 12% open space may affect the market value of homes in Trenton.
- Talk with Arron Sorrell on the Comprehensive plan about what type of open space were survey respondents looking for.
- Survey other communities similar in size to Trenton to see how they handle any open space requirements.
- Get a determination of what it meant by” at the time of application” in reference to the fee-in-lieu section of the ordinance. They wanted to make sure what this meant since it would be used to determine the value of any land not set aside for open space.

A motion was made by Michelle Payne to table this until more information is gained, second by Glen Reid. The motion carried 5 yes, 0 no and 0 abstain.

#### 6. Re-review of amending Chapter 205 Fees

This section was a companion ordinance and was tabled until the open space information was gained. Michelle Payne made a motion to table, second by Dale Perry. The motion carried 5 yes, 0 no and 0 abstain.

**VI.) REPORTS BY COMMISSION OR CITY ADMINISTRATORS** – Bill Jones reported we have a new development coming at Edgewood and Hamilton Trenton Road, still in the design phase. He also welcomed Ray Nichols and Dale Perry being appointed to the Planning Commission as well as David Schreiber and Michelle Payne being appointed to a new 4 year term. He also stated we are in the process of possibly making a charter change were all boards in the City would be permitted to have alternates. If any board member knew of anyone wanting to be on the Board, please get in touch with him.

Michelle Payne reported that she will not be able to attend any meetings for the next couple of months due to her work requirements.

No other reports.

**VII.) DATE OF NEXT MEETING** – February 14, 2022.

**VIII.) ADJOURNMENT** – Glen Reid made a motion to adjourn, second by Michelle Payne. The motion carried 5 yes, 0 no and 0 abstain. The meeting was adjourned at 8:34 PM.