

MINUTES - PLANNING COMMISSION-SPECIAL MEETING

City of Trenton, Ohio

Date: May 26, 2021

7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

ORDER OF BUSINESS

I.) **CALL MEETING TO ORDER** - Called to order at 7:00 pm.

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

III.) **ROLL CALL** – Ray Nichols, Michelle Payne and Glen Reid present. David Schreiber and Nicholas Rine, absent. A motion was made to excuse David Schreiber and Nicholas Rine, motion carried 3 yes. Also present was City Manager Marcos Nichols, City attorney Nick Ziepfel and Bill Jones.

VI.) **APPROVAL OF MINUTES** – Michelle Payne made a motion to approve the minutes of the May 24, 2021 Special Planning Commission meeting minutes, second by Glen Reid. Motion carried 3 yes.

V.) **NEW BUSINESS** –

1. An ordinance amending part twelve (Planning and Zoning Code, Title Four (Zoning) of the codified ordinances of the City of Trenton.

- Nick Ziepfel went over the ordinance and explained the following exhibits:
 - 1256.14 Medical Marijuana – This was changed to allow the processing and growing of marijuana in proper zoned areas.
 - 1246.03 Procedure for Administrative Appeals was changed to allow the Planning Commission decision to be appealed to the Board of Zoning Appeals.
 - 1252.14 I-G General Industrial District – was changed to place mineral extraction and processing under a conditional use.
 - 1258.08 Mineral Extraction of Minerals, Storage and Processing – was re-written to include the Planning Commission to be involved in a permitted conditional use concerning mineral extraction, mineral processing and mineral storage.
 - 1206.24 City Acceptance Requirements – one line was deleted in order to alleviate conflict with other sections of the code dealing with bonds used in developments.
 - 1214.01-1214.04 Final Plats – was changed and updated to reflect updated information and requirements for a final plat.
 - 1246.10 – was added regarding the procedures for applying for a conditional use.

Ray Nichols pointed out that he did not have an opinion either way on the medical marijuana debate but did not like the idea that one use was singled out being forbidden which is the retail portion of medical marijuana.

After no further discussion, Glen Reid made a motion to approve the zoning changes, second by Ray Nichols. The motion passed 3 yes votes.

VI.) **REPORTS BY COMMISSION OR CITY ADMINISTRATORS**

Bill Jones reported there will be more meetings coming up with all the growth in the City. Glen Reid volunteered to be on the steering committee for the upcoming comprehensive plan being put in place this year.

VII.) DATE OF NEXT MEETING – June 14, 2021 if needed.

VIII.) ADJOURNMENT – Michelle Payne made a motion to adjourn, second by Glen Reid. Motion carried with 3 yes votes. Meeting adjourned at 8:00 pm.