

MINUTES - PLANNING COMMISSION

City of Trenton, Ohio

Date: October 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 7:03pm.
- II.) **PLEDGE OF ALLEGIANCE** – Recited.
- III.) **ROLL CALL** – Dale Perry, Ray Nichols, Michelle Payne, David Schreiber and Glen Reid all present, Bill Jones from Staff present.
- IV.) **APPROVAL OF MINUTES OF PREVIOUS MEETING:** A motion to approve the minutes of the August 8, 2022, Planning Commission Meeting minutes as presented was made by Dale Perry, second by Glen Reid. The motion passed 5 yes, 0 no.

V.) **NEW BUSINESS**

1. Zoning Recommendations for newly annexed property east of Holland Drive, entrance off Maplewood Circle, owned by Todd Homes, LLC.

Mr. Jones went over Exhibit A which shows the current city land in Maplevue Subdivision along Holland Dr. and the current property on Trenton-Franklin Road in Madison Township, the red area of the map is the annexed 62.73+- acres of land.

Mr. Jones explained Exhibit B which showed the city property including the Community Park and the land north of Elk Creek along with the annexed land. On the annexed land, Mr. Jones pointed out the area of the annexed land that was to be developed and the area of the annexed land (36.33 acres) to be dedicated for green space. It was also discussed the possible to pedestrian bridges that would access the north property of Elk Creek, one from the current Community Park and one, possibly, from the new Maplevue section 5 area along the new section of Holland Dr.

Mr. Jones went on to explain Exhibit C which is a concept drawing of the area of the annexed land's development of R-2 lots, the flood plain area and the area to be dedicated to the city for green space. This drawing has not been approved or reviewed, just preliminary concepts of the development.

Mr. Jones went over Exhibit D which is a copy of section 1240.05 or the city code stating that once land has been annexed into the city, it is the duty of the Planning Commission to review the annexed land and make zoning classification recommendations to City Council for the newly annexed land. Todd Hall of Todd Homes, LLC, requested the land be designated R-2 single family homes since approximately 57.9% of the annexed land will not be used for development but dedicated to the city for green space.

After no further discussion, Ray Nichols made a motion to recommend granted the zoning classification of R-2 to the annexed land, second by David Schreiber. The motion passed with a 5 yes, 0 no vote,

2. Discussion on I-P Industrial permitted uses.

Mr. Jones explained that the current areas in town designated I-G include our industrial park as well as the area the original Magnode facility and abutting areas along East State Street. I-G is what Mr. Jones believes is heavy industrial uses. Currently with development in the industrial park, the current businesses like Shape Corporation, Carvana, Couch's R.V. Nation and the Army Reserve could be negatively affected by permitted uses like petroleum refineries, fat rendering plants, etc. It was the desire of staff to have our current I-G areas changed to I-P area (light manufacturing) and update the I-P verbiage on permitted uses as well as conditions to operate in the I-P area. This is all very preliminary, just gathering information at this point. Mr. Jones went on to say he has reached out to owners in and neighbors of the industrial park for their input. So far, Miller/Coors has been the only response and they just wanted to make sure the aquifer was protected and to keep an eye on traffic on Wayne Madison.

On Exhibit B, Mr. Jones went over the areas in red where new proposed listings are listed. He wants to preferred uses be more general than specific as it is done today.

1. Technical manufacturing, development, repair, wholesale distribution. Mr. Jones said the intent of this was to include any type of manufacturing that would be more technical in nature like computers, solar panels, aerospace, electric components, those types of uses. We decided there should be a better statement than plain "wholesale" distribution, this could mean warehousing which does not create many jobs for the citizens but as well, not worded so that something like Amazon or something like that would be prohibited. Example may be, "wholesale/retail distribution of in-house manufactured products." We will work on this.

2. Assembly of pre-manufactured products, distribution/retail sales (not mining). Mr. Jones explained that the intent here was to allow companies that really don't "manufacture" anything but puts pre-parts together for sale of a finished product. An example would be a bicycle business that would buy all the parts elsewhere and just put the orders together for sale. Mr. Jones explained that at this point, the city is involved with a mining proposal so at this point, mining will not be a part of the changes and any changes will be some time down the road.

3. Beer/Spirits manufacturing with food. Mr. Jones explain the intent here was to allow manufacturing of alcoholic beverages where they can as well, sell their products on site for consumption as well as food. An example of be like a micro-brewery or a wine producer that has their product available for consumption on the lot as well as entertainment, food service, etc. There was not problem with this being in the new I-P district, but Mr. Nichols raised a question if this was allowed in our commercial district. Mr. jones reported at this time, there is no manufacturing allowed in the commercial districts, that is why we wanted to make sure it was permitted in the I-P. Mr. Nichols suggested that we should permit this in our commercial areas, that is the trend around the area to have such facilities in the middle of commercial activity. We will work on this as well.

4. Medical care, manufacturing, repair, and distribution along with (5) Pharmaceuticals all be combined into one permitted use instead of two. Mr. Jones explained the intent was to have

hospitals, long care facilities, manufacturing or repairs of medical equipment, distribution of medical supplies, tools as well as pharmaceuticals. Again, the question came up about only warehousing so wording may need to be changed. Also, it was brought up again that should we allow this activity in our commercial districts. More discussion needed.

5. *Pharmaceuticals*- See 4 above.

6. *Auto/RV sales, service, parts, and repair*. Mr. Jones said the intent here was to allow sales, repairs, and anything being a service to such vehicles. Currently, Mr. Jones believes that we have no zoning district that would allow car sales and that should be included. No other notes for this category.

7. *Food manufacturing, processing, storage, retail sales and distribution, (no slaughter)*. Mr. Jones explain this was clear but again, they were concerned about the term “storage” and was not sure if this should be a warehouse situation. The storage would have to be tied into the on-site manufacturing, not necessarily a warehouse situation. We will have more discussion. Also, the “no slaughter” was discussed. Examples were given in Indiana where Mr. Nichols goes to buy meat was in a downtown area and there were no problems he knew about. Mr. Jones said the same thing about the Camden locker in Camden, in their downtown area and has been there for years. It was decided that slaughtering should be allowed but carefully regulated in the conditions of the new I-P district.

8. *Package/Mail Delivery Services*. Mr. Jones explained this would be things like UPS, Fed Ex, Us Mail, etc. NO problems with this as presented.

9. *Financial Institutions*. No problems with this as presented.

10. *Commercial/home products manufacturing, wholesale or retail sales*. Mr. Jones explained that this would cover things like Lowes, Home Depot, Menards, etc. As well, this could cover things like cabinets shops, welding, etc. No problems with this as presented.

11. *Growing Operations*. Mr. Jones explained there are new technologies coming out about growing facilities like marijuana, hydroponics, experimental crop growing, etc. that we don't want to miss out allowing. Mr. Nichols made the correction that the new marijuana ordinance only covers distribution, not growing. There were no problems with this except to remove the marijuana part.

12. *Offices*. Mr. Jones said this was self-explanatory. Office spaces cause no problems with neighbors. No problems here as presented.

13. *Indoor Recreational facilities*. This was intended for things like wedding receptions, indoor shooting ranges, bouncy houses, etc. After discussion, they wanted this to be permitted outdoors as well.

14. *Adult Entertainment facilities*. This was briefly discussed, entertained the idea that this category, if permitted, would have its own specific conditions plus the other conditions placed on all permitted uses. This will need to be discussed with legal counsel.

15. *Jails/Prisons*. Planning Commission did not want these types of permitted uses.

16. Assembly/Union Halls. No problems with this type of use.

17. ADDED ITEM: Government Uses. They wanted to make sure Government uses were permitted.

This meeting was just a fact finding/information gathering meeting. No decision or recommendations to Council were to be made. Others will be contacted for input as well as the new comprehensive plan.

VI.) REPORTS BY COMMISSION OR CITY ADMINISTRATORS – No reports.

VII.) DATE OF NEXT MEETING – November 14, 2022, if needed.

VIII.) ADJOURNMENT – Michelle Payne made a motion to adjourn, second by Glen Reid. The motion carried 5 yes, 0 no. Meeting adjourned at 8:50 pm.