

Oakwood, Ohio  
July 5, 2023

The Planning Commission of the city of Oakwood met in a regular session at 4:30 p.m. in the council chambers of the city of Oakwood, 30 Park Avenue, Oakwood, Ohio 45419.

The Chair, Mr. Andy Aidt, presided and the Clerk, Ms. Lori Stacel, recorded.

Upon call of the roll, the following members responded to their names:

- MR. ANDREW AIDT .....PRESENT
- MRS. HARRISON GOWDY .....ABSENT
- MRS. E. HEALY JACKSON .....PRESENT
- MR. GREG LAUTERBACH.....PRESENT
- MR. STEVE BYINGTON .....PRESENT

Officers of the city present were the following:

- Mr. Ethan M. Kroger, Planning and Zoning Manager
- Ms. Lori Stacel, Clerk of Council

There were no visitors in attendance.

Mr. Aidt called the meeting to order at 4:30 p.m. He shared that Mrs. Gowdy was unable to attend the meeting and asked to be excused. It was moved by Mr. Aidt and seconded by Mr. Byington that their absences be excused; the motion was approved by viva voce vote.

Mr. Aidt asked if there were any questions or concerns with the minutes from the May 3, 2023 meeting. There being none, it was moved by Mr. Byington and seconded by Mrs. Jackson that the minutes be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, the same passed unanimously and it was so ordered.

Mr. Aidt explained that the only agenda item is Application #23-3, which is to review a subdivision (lot consolidation) of 797 E. Schantz Avenue. He then asked Planning and Zoning Manager Ethan Kroger to provide the staff report.

Mr. Kroger shared that the property owner of 797 E. Schantz Avenue desires to renovate the rear yard of the property. The rear yard is currently divided into four lots and must be combined prior to approval of a zoning/building permit.

Mr. Byington asked which zoning district this property is located in.

Mr. Kroger confirmed that 797 E. Schantz Avenue is located in the R-3 Single Family Residence Zoning District.

Mrs. Jackson asked what the Applicant plans on building in the rear yard.

Mr. Kroger explained that the property owners have not submitted any plans, but they shared an interest in building a half-size basketball court.

Mr. Byington asked if neighbors were notified of the lot consolidation request.

Mr. Kroger shared that a public hearing is not required for this type of agenda item; therefore, no legal notice or notification was required in advance. The Planning Commission's approval is requested as an administrative formality. He explained that a lot consolidation increases the

amount of usable buildable space and greenspace, so future building/zoning permit approval may also not require a public hearing if the project meets all greenspace and setback requirements.

Mrs. Jackson asked what the benefit was of consolidating lots.

Mr. Kroger said that a lot consolidation benefits the homeowner because they have a larger parcel of land to use. A lot consolidation removes crossing lot lines allowing the city to then legally approve zoning/building permits.

The Planning Commission did not have any other questions or concerns.

Therefore, it was moved by Mrs. Jackson and seconded by Mr. Byington that Application #23-3, a lot consolidation of 797 E. Schantz Avenue be approved.

Upon call of the roll on the question of the motion, the following vote was recorded:

- MR. ANDREW AIDT ..... YEA
- MRS. E. HEALY JACKSON ..... YEA
- MR. GREG LAUTERBACH..... YEA
- MR. STEVE BYINGTON ..... YEA

There being four (4) YEA votes, thereon, said motion carried.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 4:39 p.m.

  
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 CHAIR

ATTEST:

  
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 CLERK