



West Milton Planning Board Minutes
April 6th, 2022

As the previous Planning Board Chair resigned to assume a position on the Village Council, Mr. Scott Fogle opened the meeting with a call to order at 6:05PM and Village Manager Sheridan started the process to appoint a new Chair for the Planning Board.

Mr. Fogle made a motion for Katie Biser to be the new Chair. Heather Magel 2nd the motion. A vote was held all members were in favor. Katie Biser was appointed the new chair of the Planning Board.

Roll call of attendees for the Planning Board meeting:

Scott Fogle - Secretary

Katie Biser – Chair

Miranda Fox – Vice Chair

Heather Magel – Member

Lenee Brosh – Village Law Director in attendance

Jeff Sheridan – Village Manager in attendance

Approval of March 2nd meeting minutes by Fogle (1st) Magel (2nd)

Law Director Brosh began the meeting with information on the rezoning process in the Village code. As this is the first rezoning matter brought before this board. She explained how the process would work for parcels/land to be rezoned. The rezoning change recommendations (positive or negative) would go to the Council. Then an ordinance would be required to approve it. The Village code does not require the Planning Board to hold a public hearing but can if they so choose to.

Next on the agenda, was a presentation of the variance request for 116 North Main Street by Christine Moore. She requested a variance for a garage building to be built on the back end of the property. Ms. Moore stated that due to no available parking they would like to put a garage up on the back of the property line to be able to go through the alley and pull into her garage in the back of her parcel. She presented a note that had both neighbors on each side signed an approved stating they are ok with where she would like her garage located. The Planning Board recommended to table the decision to approve the variance recommendation until they could see the property in person and view what Ms. Moore was presenting. Scott Fogle made the motion to table the recommendation on the variance and Katie Biser 2nd the motion. All in favor. Motion approved to table 116 North Main Street variance until the board can see it in person.

No one in attendance offered any public comment on the variance request for 116 North Main Street.

Presentation of the variance request for 5 Duerr Drive was given by Mike Hegemier. He requested a variance for the setback of his shed as his backyard does not meet the 40 ft setback as his backyard is not 40 ft in size. Mr. Hegemier and the Planning Board did go outside to view his shed/property for the variance as it is in walking distance (one block) of the Village hall. Scott Fogle recommended to approve the temporary structure that does not meet the backyard setback as required by the Code. Katie Biser 2nd the motion. All in favor. The motion was approved. The Planning Board will recommend to the Board of Adjustments that the variance for 5 Duerr Drive be approved.

No one in attendance offered any public comment on the variance for 5 Duerr Drive.

A presentation of the update on the Stillwater Crossing project on the North side of 571. Representing Stillwater Crossing were Ron Coffman, Development Manager, Jayson Morris, General Manager and Craig Sweeney, legal counsel. Mr. Sweeney presented the North side development projected plans. He discussed the different areas that are potentially planned for the property. He also displayed digitally a rendering of the preliminary drawings for the setup on the parcels. He spoke to the Village's current comprehensive plan and quoted a few pages while giving his preliminary presentation. The Stillwater Crossing project is requesting a rezoning of the North side from A1 to PUD. They are requesting the change in zoning to start the development project on the North side of 571. Mr. Sweeney went through a PowerPoint presentation that laid out the proposed development ideas and gave the Planning Board members an opportunity to view what may be developed based on the transition of the zoning district.

The Planning board asked several questions within the presentation:

- Heather Magel asked if a stop light would be going in at 571 and Iddings Road?
- Sarah Gregory of the Board of Adjustments asked about the Green Space and what that would look like within the North side of the project. She also asked if any protection would be made for the river? Mr. Sweeney stated they will have the greenspace and landscaping professionally managed, but they currently only have preliminary ideas for the green space. As for the river and the protection they don't have anything set in stone currently.
- Don Dohrman of the Village Council stated that with this development would be good for our water system in general to increase the ability to fix it at a lower rate with more residents.
- Miranda Fox asked if the homes on the North side will increase the number of students within the School District? Scott Fogle stated that the school added 3-6 additional students for the south side. Mr. Coffman stated he wants to support the school. He stated they have been keeping the school updated and maintaining the flow of information to them.
- Scott Fogle asked about the pump station on the North side, is it sufficient to begin? Will the expense of the repair or maintenance of the pump station come back on the

community members? Village Manager Sheridan explained that the cost per resident will actually be less per resident due to the increased population which results from the new development.

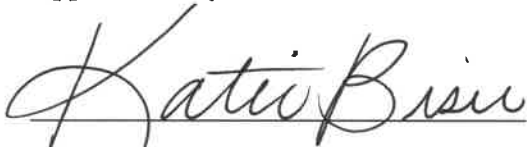
Planning Board member Scott Fogle made a motion to table the decision to recommend the rezoning of the 3 parcels of the North side of 571 from A1 to PUD. Miranda Fox 2nd the motion. All in favor. Motion passed to table the decision until the following meeting on May 4th.


No discussion with old business

Discussion of new business about the upcoming May Meeting. Village Manager Jeff Sheridan will not be in town and asked if members wanted to continue to have the May meeting on the scheduled date of May 4th or change it to the 3rd Wednesday in May which would be May 18th. Katie Biser made a motion to have the meeting as scheduled on May 4th. Miranda Fox 2nd the motion. All in favor of next meeting being May 4th.

All members agreed to adjourn at 7:43PM. (Fogle 1st, Biser 2nd)

Approved May 4th, 2022


Katie Biser, Chair


Scott Fogle, Secretary