

**PLANNING COMMISSION MEETING**  
**Monday, July 12, 2010**  
**8:00 P.M.**

Chairman Scott Gluth called the regular meeting of the Planning Commission to order at 8:00 P.M.

The following members were present: Jim Smith, Bill Eberle, and Chairman Scott Gluth. Mayor Conley and Gary Quisno were excused.

Also in attendance was: Robert Pauley, Village Administrator/Zoning Administrator, Cindy Garber, Secretary to the Planning Commission, Mr. Andrew Rossell, from Hurley & Stewart, LLC, representing The Gordon Lumber Co. and Ms. Shelly Asmus, representing Habitat for Humanity.

Bill Eberle made a motion and Jim Smith seconded the motion to approve the minutes from the June 14, 2010 meeting. On roll call vote, all were in favor of said motion. Motion carried.

**Business of Meeting**

Use Verification Permit Application Request #34-10, Oak Harbor Area Chamber of Commerce, property owner, 161 W. Water St., Habitat for Humanity, Occupant: Ms. Shelly Asmus, Executive Director of Habitat for Humanity, was present and told the Commission that Habitat for Humanity is very excited to be back in Oak Harbor, and is grateful to the Chamber of Commerce for contacting them about occupying one of their empty office spaces.

Administrator Pauley explained this will be used as a professional office and it is a permitted use within the (CB) Central Business District.

Jim Smith made a motion to approve the Use Verification Application Request #34-10 for the Oak Harbor Area Chamber of Commerce, property owner of 161 W. Water St., Habitat for Humanity will be the occupant. Bill Eberle seconded the motion. On roll call vote, all were in favor of said motion. Motion carried.

Mayor Conley joined the meeting at 8:05 p.m.

Decision: Rezoning request to rezone 124 & 126 S. Locust St, commonly known as: Section 54, 56, 57, Block 141, Wardlows Subdivision and Section 58-61, Block 149 Wardlows Subdivision, property owned by The Gordon Lumber Company, from (LI) Light Industry to (CB) Central Business:

Mr. Andrew Rossell, from Hurley & Stewart reported traffic flow would not be an issue.

Administrator Pauley explained they would be combining 2 driveways into 1, which also help with traffic flow. We've located the old bayou, which Hurley & Stewart are aware of, and should not propose a problem

Also if the re-zoning is approved, we will then go through our ordinary process of a Use Verification Permit, as well as the Board of Architectural Review.

Mr. Pauley reminded the commission that within 15 days after tonight's public hearing, the Planning Commission shall recommend to the Village Council that the amendment be granted as requested, or it may recommend a modification of the amendment requested or it may recommend that the amendment be not granted. Upon receipt of the recommendation from the Planning Commission, the Village Council shall schedule a public hearing within 40 days where they will decide to accept it, modify it or deny it. Then it will have to go through 3 readings at Village Council meetings on 3 separate occasions.

Mr. Rossell is hopeful to break ground by November.

Chairman Gluth feels it is a good move and it will really clean that location up.

Jim Smith made a motion that the Planning Commission recommend to the Village Council of the Village of Oak Harbor, to amendment Title 15, Land Usage, Chapter 153 of the Codified Ordinances of the Village of Oak Harbor, Ohio, to rezone property located at Section 54, 56, 57, Block 141, Wardlows subdivision and Section 58-61, Block 149, Wardlows subdivision from Light Industrial District (LI) to Central Business District (CB). Bill Eberle seconded the motion. On Roll call vote all were in favor of said motion. Motion carried.

Mr. Pauley will present this recommendation to Village Council at their next meeting on Monday July 19, 2010.

Discussion: Solar Energy Systems/Alternative Energy Systems: Administrator Pauley has been talking with our Village Solicitor Jim Barney and Jenny Busche, Fiscal Officer, about combining our sections for Wind Energy Systems and Alternative Energy Systems into one chapter. The commission all agreed that this would be the cleanest way and would make the most sense. Mr. Pauley will continue to work with the solicitor regarding this matter. At the next meeting changes to the sample ordinance will be made in a tentative format so the Board can go through it and make changes and continue to make progress on Alternative Energy Systems.

Mr. Pauley reported that the BCS School district is in the process of making Grant Application for a Wind Energy System and that is why they haven't been back to us yet.

No further business, Mayor Conley made a motion to adjourn and Bill Eberle seconded. On roll call vote, all were in favor. Motion carried. Meeting adjourned at 8:19 P.M.



Scott Gluth, Chairman