

# **MINUTES OF THE REGULAR MEETING OF THE EATON PLANNING, ZONING AND BUILDING BOARD OF THE CITY OF EATON, OH, HELD IN COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING AT 6:00 P.M., ON TUESDAY NOVEMBER 14, 2023**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, November 14, 2023, at 6:00 p.m.

The roll was called and the following were found to be:

Present: Dave Daily  
Tim Lane, Chairman  
John Ott  
Manfred Treitmaier  
Paul Schaeffer  
Matt Venable  
Gary Wagner, Vice Chairman

Also in attendance was Joe Ferriell, Assistant City Manager, Brad Collins, City Manager and Ryan Brunk, Law Director.

## **MINUTES**

Mr. Schaeffer moved to approve the Minutes from the regular meeting held on Tuesday, June 13, 2023. The motion was seconded by Mr. Ott and passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, (6)  
Nays: None (0)  
Abstain: Wagner (1)

## **OATH**

The Secretary administered the Oath to the members of the audience who wished to address the Board.

## **MR-23-02**

**MINOR SUBDIVISION APPLICATION – ROCKY RUN FARMS, AN OHIO PARTNERSHIP/DAVID PRICE – 121 EAST WASHINGTON JACKSON ROAD, PT OUTLOT 202, TRACT 4, EATON, OH – LOT SPLIT**

At this time, Chairman Lane opened the Public Hearing. David Price and Legal Representation, Bill Dues, were present to represent the Application. The current Zoning of the listed property is O/I, Office/Institutional District. The Applicant is also applying to amend the Zoning, after the split, to C-1, General Commercial District. Mr. Dues advised that they have requested to split this parcel so that the Zoning of Tract 4 can be changed for future development. This request would split Tract 4, 3.004 acres from the original parcel, leaving Tracts 1, 2 and 3 totaling 50.939 acres. The Public Hearing was closed at this time.

Joe Ferriell advised that City Staff has no issues with the Application and is in support of this.

Mr. Venable moved for the Approval of **MR-23-02**, as presented, as it meets all requirements set forth in section 1115.07 of the UDO. Vice Chairman Wagner seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, Wagner (7)  
Nays: None (0)

## **Z-23-02**

**ZONING AMENDMENT APPLICATION – ROCKY RUN FARMS, AN OHIO PARTNERSHIP/DAVID PRICE – 121 EAST WASHINGTON JACKSON ROAD, PT OUTLOT 202, TRACT 4, EATON, OH – AMEND FROM I/O, OFFICE AND INSTITUTIONAL DISTRICT TO C-1, GENERAL COMMERCIAL DISTRICT**

Chairman Lane opened the Public Hearing at this time. David Price and Legal Representation, Bill Dues, were present to represent the Application. The current Zoning of the listed property is O/I, Office/Institutional District. The Applicant has also requested to split Tract 4 (3.004 acres) from the existing Tracts 1, 2 and 3 totaling 50.939 acres. This request was approved by the Board. The applicant advised that they are requesting the Zoning be changed for future development. The remaining Tracts are not immediately affected; therefore, they are not included in the Zoning Amendment request. The Public Hearing was closed at this time.

Mr. Ferriell advised that City Staff has no issues with the Application and is in support of it.

Vice Chairman Wagner moved to give a Favorable Recommendation to Eaton City Council at their next regularly scheduled meeting on Monday, December 4, 2023, at 6:00 p.m., on **Z-23-02**, as it meets all requirements set forth in section 1115.04 of the UDO. Mr. Venable seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, Wagner (7)  
Nays: None (0)

#### **OLD BUSINESS**

The progress of George Town Village was discussed. Staff advised that they are awaiting Inspection Fees for the Plat and Bonding for the project before the project can move forward.

#### **NEW BUSINESS**

None

#### **ADJOURN**

Mr. Daily moved to adjourn. Mr. Venable seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, Wagner (7)  
Nays: None (0)

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SS Amy C. Napier, Secretary

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SS Tim Lane, Chairman