

**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 DECEMBER 12, 2023**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, December 12, 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
	Mayor Venable
Absent:	Gary Wagner, Vice Chairman

Also in attendance was Joe Ferriell, Assistant City Manager.

MINUTES

Mr. Schaeffer moved to approve the Minutes from the regular meeting held on Tuesday, November 14, 2023. The motion was seconded by Mayor Venable and passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, (6)

Nays: None (0)

OATH

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

MR-23-03

**MINOR SUBDIVISION APPLICATION – JESSE AND DIANE WALKER – 508 DIVISION STREET, PT OUTLOTS
1174 AND 1175, EATON, OH – LOT SPLIT**

At this time, Chairman Lane opened the Public Hearing. Owners, Jesse and Diane Walker, along with Agent, Stephen Pope, were present to represent the Application. Mr. Pope explained to the Board that the owners wish to split the current 2.03 acres parcel into two tracts. The first tract will be 0.264 acres and will contain the current residence. The second tract will be 1.766 acres and they plan to build a new home on this tract. Both tracts will continue to be under the Walker's ownership. Both lots will share the existing driveway, which will be extended by approximately eighty feet. Chairman Lane closed the Public Hearing.

Mr. Ferriell advised that he and the City's Law Director have met with the Applicants and City Staff has no issues with the split. He also mentioned that a few neighbors have called to speak to him on the Application and they do not have any issues either.

Mr. Daily moved for the approval of MR-23-03, as presented, as it meets all requirements set forth in Section 1115.07 of the UDO. Mayor Venable seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, (6)

Nays: None (0)

OLD BUSINESS

None

NEW BUSINESS

Mr. Ferriell informed the Board that Everlast will soon have an Application in for a Major Site Plan at the old Maronda Homes location.

ADJORN

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

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, (6)

Nays: None (0)

SS Amy C. Napier, Secretary

SS Tim Lane, Chairman