

**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
JANUARY 9, 2024**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, January 9, 2024, at 6:00 p.m.

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

Present: Dave Daily
 Tim Lane
 John Ott
 Manfred Treitmaier
 Paul Schaeffer
 Mayor Venable
 Gary Wagner

Also in attendance was Brad Collins, City Manager, Joe Ferriell, Assistant City Manager and Councilman Jim Ball.

REORGANIZATION OF THE BOARD

Mr. Wagner moved to nominate, close nominations and elect Tim Lane as the Chairman of the Eaton Planning, Zoning and Building Board for a one-year term ending December 31, 2024. Mr. Schaeffer seconded the motion which passed as follows:

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

Chairman Lane moved to nominate, close nominations and elect Gary Wagner as Vice Chairman of the Eaton Planning, Zoning and Building Board for a one-year term ending December 31, 2024. Mr. Ott seconded the motion which passed as follows:

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

MINUTES

Mr. Schaeffer moved to approve the minutes from the December 12, 2023 meeting. Mayor Venable seconded the motion which passed as follows:

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

OATH TO THE AUDIENCE

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

MJSP-24-01

MAJOR SITE PLAN APPLICATION – SAM ELLISON OF ATA-BEILHARZ ARCHITECTS FOR PROGRESSIVE PROPERTIES OH, LLC., OWNED BY EVERLAST ROOFING – 1050 B SOUTH BARRON STREET, PART OUTLOT 190, EATON, OH – ADDITION OF 17,140 SF TO THE EXISTING 163,200 SF WAREHOUSE.

At this time, Chairman Lane opened the Public Hearing. Sam Ellison of ATA-Beilharz Architects and Mike Timko of Woolpert, Inc., were present to represent the Application. The current zoning of the listed property is I-2, Heavy Industrial District. Mr. Ellison explained that Everlast Roofing has purchased the property and will be used for production, material storage and manufacturing facilities, along with office space. Mr. Timko explained that he has contacted ODOT regarding the new drive and they informed him that their jurisdiction is the center line of ST RT 127 and to the West. The City of Eaton has jurisdiction of the East side of ST RT 127 so the drive will not require any further permitting from the State. Mr. Timko also discussed parking and drainage with the Board. Mr. Ott pointed out that the signage shows it will be 1’ 6” taller than the regulations of 8’. Mr. Ferriell advised that Staff is aware and that the Board can issue this approved as an exception in the motion for this Application. The Public Hearing was closed at this time.

Mr. Ferriell, again, advised that City Staff has no issues with the Application and recommends that the Board list the exception to allow the 1’ 6” height difference when making the motion for approval on the Application.

Mr. Daily moved to approve Application MJSP-24-01, as presented, as it meets all requirements set forth in section 1115.08 of the UDO, with the exception to allow the signage to be 1’ 6” taller than the regulation of 8’. Mr. Ott seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, Wagner (7)

Nays: None (0)

OLD BUSINESS

Vice Chairman Wagner inquired about the status of George Town Village. Mr. Ferriell advised that the City has received the Inspection Fees and is currently working to get the Plat recorded.

NEW BUSINESS

None

ADJOURN

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

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Venable, Wagner (7)

Nays: None (0)

SS Amy C. Napier, Secretary

SS Tim Lane, Chairman