

**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  
APRIL 9, 2024**

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

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

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

Absent:         John Ott

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

**MINUTES**

Mr. Schaeffer moved to approve the Minutes from the regular meeting held on Tuesday, January 9, 2024. The motion was seconded by Mayor Venable and passed as follows:

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

**OATH**

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

**CA-24-01**

**Certificate of Appropriateness – Esther Myers – 107/109 South Barron Street, N ½ of S ½ Pt Lot 244, Eaton, OH – Updates to Exterior of the Building**

Owner, Esther Myers, was present to represent the Application. The zoning district of the said property is C-3, Community Commercial District with a Historic District Overlay. Ms. Myers proposed that she will be having aluminum siding placed on the back and North side of the building in the color Castle Stone(grey). She also stated that the front of the building will have the same siding on the second story around the windows and that the first story will be repainted. She will be replacing the existing doors on the front of the building and eventually putting a new roof on the building.

Mr. Wagner moved for the approval of CA-24-01 as presented. Mayor Venable seconded the motion which passed as follows:

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

**PUD-24-01 P, F**

**Planned Unit Development Preliminary and Final Applications – Jonathan Schaaf – RDA Group Architects for Preble County Council On Aging, Inc. – 800 East St. Clair Street, Outlots 148-149, Eaton, OH – Mixed Compatible Uses, General Senior Resource Center/ Community – including Senior Housing, Transportation Hub and Recreation Center**

At this time, Chairman Lane opened the Public Hear. Before hearing from the Applicant, neighboring resident, Attorney Jake Earley of 623 East Main Street, presented a Point of Order to the Board. He advised that Item A of both Preliminary and Final Applications is not legally correct and states that the Applications should not be valid due to this issue, among others.

Law Director, Ryan Brunk, advised the Board that Chairman Lane can make the decision to proceed or not to proceed based on this Point of Order. After the Board discussed this with the Law Director and Staff, Chairman Lane’s decision was to not proceed until the Applicant can present all documentation required of each Application to the Board. This will be rescheduled for May 14, 2024.

Mr. Wagner made the motion to Table the Applications and reschedule the Hearing for May 14, 2024. Mayor Venable second the motion which passed as follows:

Ayes: Daily, Lane, Treitmaier, Wagner, Venable (5)  
Nays: None  
Abstain: Schaeffer (1)

**OLD BUSINESS**

The progress of the Hotel site on Washington Jackson Rd. was discussed.

**NEW BUSINESS**

None

**ADJOURN**

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

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

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SS Amy C. Napier, Secretary

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SS Tim Lane, Chairman