

Mayor Bryan Blakeman called the Columbiana City Planning Commission meeting of August 11, 2020, to order at 7:00 p.m. via Zoom due to the coronavirus public health emergency. Planning Commission Secretary Deann L. Davis gave the invocation and Blakeman led the pledge of allegiance to the flag of the United States of America.

The following members of planning commission answered roll call:

Scott Jones	Bryan Blakeman
Ted Souder	Tucker Cope, Jr.
Amanda Banner	

City Manager Lance Willard and Assistant Building and Zoning Inspector August Cerrone were present. Municipal Attorney Mark Hutson was not present.

Each member of the commission had a copy of the minutes of the planning commission meeting of July 14, 2020. The minutes stand as presented.

There was one item on the agenda under old business.

Under old business was a minor subdivision extension for Kevin Kenyon of Tucker Cope & Associates to extend Blueberry Drive 290 feet, create a cul-de-sac, and build rental housing units.

Cope left the meeting.

Souder moved to remove the item from the table. Jones seconded the motion and on roll call: Souder, yea; Jones, yea; Banner, yea; Cope, not present; and Blakeman, yea. (Motion Passed.)

Kevin Kenyon was present.

Willard stated the property was surveyed, it meets the minimum requirements, and the sewer is acceptable. Willard stated he gave Kenyon a copy of the city's storm water plans.

Souder moved to approve the minor subdivision extension for Kevin Kenyon of Tucker Cope & Associates. Jones seconded the motion and on roll call: Jones, yea; Banner, yea; Cope, not present; Blakeman, yea; and Souder, yea. (Motion Passed.)

Cope returned to the meeting.

There were three items on the agenda under new business.

Item #1 on the agenda was a subdivision variance for Nathan Morris on Eldon Court. Nathan Morris was present and stated he wants to build a house and needs a front right side variance of three feet, a front left side variance of seven feet, and a rear left and right side variance of five feet.

Cope stated he was reluctant to approve three variances in a R-1 zone. Cope suggested following R-2 setbacks with 30' in the rear and 35' in the front.

Cope moved to approve the variances for the subdivision on Eldon Court based on R-2 zoning setbacks to meet 35' front and 30' rear, based on R-2 due to the irregular lot. Jones seconded the motion and on roll call: Banner, yea; Cope, yea; Blakeman, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Item #2 under new business was a site plan review for Robert Gamble to build four storage buildings on Duquesne Street. Robert Gamble was present and stated the buildings will be 176' long and 40' wide, with 56' of the buildings for his use and the other sections for rentals for car storage. He stated the floor will be six inch thick poured concrete, the walls will be eight inch thick poured concrete, with steel siding and a trussed roof.

Cope stated the buildings would be behind residential properties and should have screening and 100' setbacks. Cope read from the code, which requires a 20' buffer, landscaping, and screening.

Gamble stated there is a tree line on the residential properties.

Cope stated the garage doors will face the residential properties. Gamble stated the units would be used only for car storage, not for work on cars.

Cope stated I-2 allows car storage.

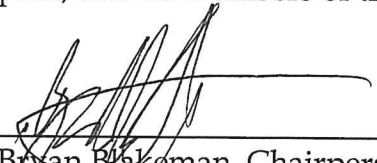
Cope moved to approve the site plan for Robert Gamble to build four storage buildings on Duquesne Street, with a perimeter fence with screening and a 20' landscape buffer to limit the visual effects on the adjacent residential properties and with 0 lot line light infiltration abutting the residential properties. Banner seconded the motion and on roll call: Cope, yea; Blakeman, yea; Souder, yea; Jones, yea; and Banner, yea. (Motion Passed.)

Cope stated Gamble could refer to section 1288.04 of the zoning code to comply with the requirements.

Item #3 under new business was a re-plat for Rob Struharik of Master Plan Builders for a re-plat of lots 19 through 28 at Townsquare Blvd and lots 426 through 430 at Cambridge Glen, and to split parcel 54-085-0-004.030. No one was present.

Souder moved to table the re-plat for Rob Struharik of Master Plan Builders for a re-plat of lots 19 through 28 at Townsquare Blvd and lots 426 through 430 at Cambridge Glen, and to split parcel 54-085-0-004.030. Banner seconded the motion and on roll call: Blakeman, yea; Souder, yea; Jones, yea; Banner, yea; and Cope, yea. (Motion Passed.)

Souder moved to adjourn the planning commission meeting of August 11, 2020, at 7:51 p.m., and all members of the commission agreed.



Bryan Blakeman, Chairperson



Deann L. Davis, Secretary