

Northwood Planning Commission Special Meeting		
Date	May 8, 2017	Location Council Chambers
Time	Heading	Record of Proceedings for Northwood Planning Commission – Regular Meeting of May 8, 2017
	Call to Order:	The regular meeting of the Northwood Planning Commission was called to order by John Melnyk, Chairman on Monday, May 8, 2017 at 6:00 p.m. in the Council Chambers of the Northwood Municipal Building.
	Roll Call:	The roll was called by Kimberly Vaculik. Those in attendance were: Chairman Melnyk, Mayor Schimmel, Mr. Venzke, Mr. Burns, Mr. Tewers, Mr. Delventhal, Mr. Kamilaris, City Engineer, Dave Kuhn, Planning, Zoning & Economic Development Coordinator, Kimberly Vaculik No one was absent. (Mr. Burns came in late)
	Approval of Minutes for Planning Commission	Motion to approve the minutes from the regular Planning Commission meeting of April 10, 2017 Chairman Melnyk made a motion to approve the minutes, second by Mr. Delventhal: Vote: All in Favor (Mayor Schimmel & Mr. Tewers abstained) Motion Passed.
	New Item for Review	Potential code changes to N.C.O. Section 1282.02(a)(3) Nonconforming Uses and Lots, Damage and Destruction. Dave Kuhn stated the Commission will have to decide if they want it to be just residential or residential and commercial. Ms. Vaculik stated that the proposed code changes would be as follows: <i>1282.02(a)(3) as it currently is written...</i>

(3) Damage and destruction. If a building or other structure containing a nonconforming use is damaged or destroyed, by any means, **to the extent of seventy-five percent of its value**, such building or other structure may be reconstructed or restored and thereafter occupied and used only for a conforming use, except that a residential structure can be rebuilt as a matter of right even if such residential structure would not be a conforming use, provided that a permit to rebuild is applied for within one year from the date of destruction and provided, further, that construction is complete within one year from the date of the application for the permit to rebuild.

Take out the highlighted section and change to...

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Chairman Melnyk asked if they would like it applied to residential only or all buildings? Mr. Venzke stated he thinks it should be all. The way it is currently set up, it applies to all buildings.

Mr. Venzke made a motion to recommend to Council to approve the proposed code changes to N.C.O. Section 1282.02(a)(3), second by Mr. Kamilaris.

Vote: All in favor.

Motion Passed.

	Chairman's Report:	No report.
	City Engineer's Report:	No report.
	Zoning:	No report.
	Adjournment:	There being no further business before the Planning Commission and all being in favor, the meeting adjourned at 6:10p.m.
	Attest:	Kimberly Vaculik
	Approved:	Chairman, John Melnyk