

Northwood Planning Commission Special Meeting		
Date	March 27, 2017	Location Council Chambers
Time	Heading	Record of Proceedings for Northwood Planning Commission – Special Meeting of March 27, 2017
	Call to Order:	The special meeting of the Northwood Planning Commission was called to order by John Melnyk, Chairman on Monday, March 27, 2017 at 6:00 p.m. in the Council Chambers of the Northwood Municipal Building.
	Roll Call:	The roll was called by Bob Anderson, City Administrator. Those in attendance were: Chairman Melnyk, Mr. Venzke, Mr. Burns, Mr. Kamilaris, City Engineer Dave Kuhn & City Administrator, Bob Anderson Mayor Schimmel, Mr. Tewers & Mr. Delventhal were absent.
	Motion to Excuse the Absent:	Mr. Vanzke made a motion to excuse the absent, Second by Mr. Burns Vote: All in Favor. Motion Passed.
	Tabled item for Review	Rezoning application submitted by Jacquelyn Robber, 4500 Woodville Rd., Northwood (Parcel # M50-812-340323008000) and David Scanlan, 4502 Woodville Rd. Northwood (Parcel # M50-812-340323007000) to rezone the properties from CBD – Central Business District to R-OA-2 Single Family Residential. Dave Scanlan, 4502 Woodville Rd., wanted to ask if everyone had an opportunity to review the packet he had dropped off at the City building. The packet has information from the banks showing that will not finance homes within commercial zoning. He stated that if the City would have added in the letters 9/10 years ago that when it was rezoned that they would have had problems selling they would have responded differently. Chairman

Melnyk stated that the City didn't know at that time. They are still asking to have the whole property rezoned or do the 200' off Woodville Rd.

Mr. Scanlan stated that all the properties are zoned Central Business District now so it's more restrictive than regular Commercial. There is a car dealership interested in the properties however; used car lots are not permitted uses within the Central Business District therefore the City will not allow them to expand.

Chairman Melnyk stated that the City Attorney has recommended voting no on the spot zoning.

Linda Johnson Tatro stated that when she bought her property 10 years ago, she did not have a problem getting a loan even though the property was zoned commercial. She didn't have to give them a business plan or anything. She used a mortgage company not a bank.

Mr. Scanlan stated that the banking world has changed a lot in 10 years which is why they make it harder to obtain a loan.

Deloris Glauser, 4450 Woodville Rd. came to speak; she is located between Jacky's property and the storage business. She stated that the parcels can be split zoning because that was it was previously in 1967 when they built their home. She said she isn't sure how good the planning was for the City. The homes have been there and now there are too many car lots etc. The homes should be grandfathered. What is the purpose of rezoning everything to Central Business District?

Chairman Melnyk stated that the City was hoping to create a downtown, Kroger's was supposed to be building at Great Eastern then the economy went down and Kroger pulled out so things went downhill from there. She stated she doesn't think it is fair for people who have had homes there for 50 years for the City to come in and make a drastic change.

Linda stated that she objects to the 200' rezoning as well.

Mr. Venzke stated that it's not the City's fault they can't get loans, the banks are to blame. They used to give loans for properties like these and now they don't.

Robert Tatro & Linda Johnson Tatro 4506 Woodville Rd. they stated they have a unique property, there is a shared drive and they bought it as Commercial property. Rezoning the properties to residential will cause an undue hardship to them. They knew the property was zoned commercial when they purchased it and they want to keep it that way, changing it would cause a hardship for them to sell it. They can't access their property without the shared driveway.

Mr. Anderson asked if there is a recorded easement.

Mr. Tatro stated that the individuals asking to have their properties rezoned have about 2 acres where they have 5 acres; therefore it is a greater impact to them.

Mr. Kuhn stated it would be spot zoning which is why they couldn't recommend rezoning it; the City Attorney had the same opinion.

Mr. Kamilaris stated that they make a motion to City Council but ultimately it is up to City Council.

Mr. Tatro stated that no one will want to buy a home that is right next to a used car dealership. So for them it is more beneficial to keep it CBD, they would lose money if their property was zoned back to residential.

Mr. Scanlan stated that in the packet given to PC there was an appraisal of Jacky's home in which stated that the best use for the properties is residential especially given the shared drive. The appraisal was for a residential value. And that is from a professional.

Mr. Kamilaris made a motion to recommend to Council to approve the rezoning request, second by Chairman Melnyk.

Vote: All opposed.

Motion Failed.

Mr. Anderson stated that this will go to Council as a recommendation to deny the rezoning request.

		Note: Mayor came to the meeting at 6:50
	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 6:55p.m.
	Attest:	Kimberly Vaculik
	Approved:	Chairman, John Melnyk