

**WARREN CITY PLANNING
COMMISSION
REGULAR MEETING
JULY 10, 2019**



The regular meeting of the Planning Commission was held on July 10, 2019, in the Conference Room of the Municipal Building at 7:30 AM.

ROLL CALL

Chairman Don Nelson called the meeting to order. Members present were: Charles Conaway, Angie Dart, Don Nelson, Pat Scutella, Randy Rossey and Alex Shreffler. Ray Pring was absent. Also present were David Hildebrand, Planner/Development Administrator and Jessica Byler, Administrative Assistant.

CORRESPONDENCE

There was no correspondence to come before the Commission.

VISITORS

None

APPROVAL OF MINUTES

Upon motion by Ms. Dart and second by Mr. Shreffler, the minutes of the June 19, 2019, regular meeting were unanimously approved by all members present.

BUSINESS:

Zoning Ordinance Amendment – First floor residential apartments in downtown commercial space

Mr. Hildebrand explained that this item was being brought before the Commission for final approval as required by the Planning Code for the State. No revisions have been made to the original proposal that was previously approved by the Commission

Upon motion by Mr. Conaway and second by Mr. Shreffler, the Zoning Ordinance Amendment to allow for first floor residential apartments in the downtown commercial space is approved by all members present and will be forwarded to Council.

Zoning Ordinance Amendment – Fence height at corner lot properties

Mr. Hildebrand indicated that currently if residents want to put a 6 ft fence along the side or rear of a corner lot, they must apply for a special exception through the Zoning Hearing Board. As discussed last month, City staff drafted language to address this issue.

Currently, regulations pertaining to fences, walls and hedges appear under §470-41. Supplementary area regulations. However, as the fence, wall and hedge regulations do not pertain to the lot area, it is suggested that these regulations be removed from §470-41 and placed into a new section. The draft language was distributed to Commission members for their review and recommendations.

In review of the proposed draft the Commission agreed to the following changes:

- A shall read: Permits shall be required for the erection of any new fence or wall and for the extension of any existing fence or wall.
- D (2) shall read: Side and rear yard: Six (6) feet
- E shall read: The owners of existing principal structures which are placed to the rear of the average setback line for the block may extend a side-yard-height fence, wall or hedge to the average setback line.
- Delete section G (2) in its entirety

By-laws Review

The Commission reviewed the current version of the by-laws with no changes.

Action Items

Above mentioned language revisions be made to the Zoning Ordinance regarding corner lot fence height and be brought back before the Commission at the next meeting.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.