

This Public Hearing was called to order on Monday, November 13, 2017 at 7:00 p.m. by Steve Michniak, Council President. Mrs. Field gave an invocation and then Mayor Broska led the Pledge of Allegiance.

PRESENT: Jeff Allen, Tim Claypoole, Bridget Pavlick, John Ruediger, Steve Michniak, Julie Field

ABSENT: Jessica Timmons

ALSO PRESENT: Glenn Broska, Mayor  
Paul Janis, Law Director  
Robert Reinholz, Fire Chief  
Darin Powers, Police Chief  
Jenny Esarey, Finance Director  
Joe Ciuni, City Engineer  
Bill Miller, Service Director  
John Cieszkowski, Planning Director  
Rob Peters, Economic Development Director  
Greg Mytinger, Parks and Recreation Director  
Shawna Lockhart-Reese, HR Manager  
Caroline Kremer, Clerk of Council

**MOTION: TO EXCUSE MS. TIMMONS.**

Moved by Mrs. Field, seconded by Mr. Ruediger. Upon voice vote, **motion carried.**

T-6403 Zoning Text Amendments regarding Building Height and Multi-Family Dwellings in the C-R District

Mr. Michniak opened the floor for discussion, comments or questions. Pete Buczkowski, 9345 Root Drive, asked where these changes would be located in town. Mr. Cieszkowski showed Mr. Buczkowski the three zoning districts on the map: “B” (Business District) along the SR 14 corridor and north on SR 43; “C-3” (Highway Interchange Commercial District) the area just off the interchange across the street from the Walmart area; and “C-R” (Commercial/Residential District) which was the Shady Lake area. The current City Hall building was in the B district.

Paul Yupa, 8749 Seasons Road, asked how tall the former Robinson medical building was. Mr. Cieszkowski thought it was about 40-45 feet tall. The proposal for these three zoning districts was to increase the building heights to not exceed 60 feet. Mr. Yupa was concerned this change would have an impact on the existing hotels because this change would allow new multi-story hotels to be built near the existing hotels and compete with the existing hotels, which could have a negative impact with the businesses that were already here. He wanted future building to be proportional to what the City already had. He asked Council to consider what impact this proposed change might have on the existing hotels/businesses.

Mr. Ruediger asked what the benefit of having this change was and why was the maximum height set at 60 feet. Mr. Cieszkowski answered that this change would allow new or existing buildings to increase their height. The administration and Planning Commission determined the height by looking at the height of the existing buildings in town and what they had been for a very long time. Mr. Cieszkowski noted the Industrial District didn’t currently have a height limit. He said what they had in mind when they first started discussing this issue was a taller office building type complex, like at the Rockside Road interchange with Route 77. He noted that a regulation needed to apply to a whole district; it could not just apply to only a couple uses within a district; the regulation had to apply equally to all of the uses permitted and uses conditionally permitted within the district.

That's what the Planning Commission considered when determining these proposed changes for the three listed districts.

There being no further business to be addressed during this Public Hearing, and upon motion by Mr. Ruediger, seconded by Mr. Claypoole, this meeting adjourned at 7:08 p.m.

ATTEST:

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Caroline L. Kremer, Clerk of Council

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Stephen A. Michniak, President of Council