

Public Hearing
Held April 23, 2019 @ 6:45pm

Meeting brought to order at 6:47 p.m. by Council President Phil Snyder

The Public Hearing on April 23, 2019 at 6:45 p.m. to allow discussion of Ordinance O-2019-5 AN **ORDINANCE AMENDING THE WINDHAM VILLAGE ZONING MAP BY REPEALING THE EXISTING MAP AND AUTHORIZING AND APPROVING A NEW MAP CHANGING THE ZONING CLASSIFICATION SOUTH OF E. CENTER STREET FROM 9814 E. CENTER STREET TO SNOW ROAD FROM THE MIXED USE ZONING DISTRICT TO R-2 RESIDENTIAL ZONING DISTRICT.**

Those present for the Public Hearing were Council persons Cheryl Taylor, Cheryl Belknap, Phil Snyder, Terri Alterie, and Cindy Cale. Also present were Deborah Blewitt, Tom Brett, and Dick Bonner.

Dick Bonner said he owns a parcel by Snow Road and he wants to know why the Village is proposing this Zoning change.

Tom Brett said this is a follow up to two zoning changes that were made last year on two parcels on East Center Street. This was a proposal to change the whole strip of land to R2 so there would be consistent zoning in this area.

Dick Bonner said it sounds like the Village is changing this because they changed that and that does not seem like a real reason to make this change.

Cindy Cale asked Tom Brett to explain the differences between Mixed Use and the R2 zoning districts to help clarify any questions.

Dick Bonner said it sounds like the Village changed the Zoning on the previous two parcels so that someone could build a house.

Phil Snyder said no that was not the case and explained that the Nazarene Church was given land from Jim and Patty Moore to build a new church on. The Nazarene Church then decided to just add on to the existing church and now they owned this other land and they had a buyer for this land, however the buyer wanted to build a home on the property, so they requested the Zoning be changed in order for the buyers to be able to build a residential home on this property.

Tom Brett said on the Nazarene Church's application, they stated that it would be beneficial to change the Zoning to encourage residential development and the Council agreed.

Dick Bonner said who would want to build a house by a Sewer Plant or a Junk Yard. He said as the land owner he would not sell his property to someone who wanted to do that. He said that is the problem he has with this Zoning change.

Tom Brett said you cannot build a house in a Mixed Use Zoning area.

Debbie Blewitt said when Council originally talked about this; their thinking was to change to Zoning to be more uniform in certain areas so that Windham does not end up like Streetsboro with a house next to a gas station and a shopping plaza next to a housing development.

Dick Bonner said he bought the land 20 years ago and does not have any specific plans for it; however he feels that this Zoning change would lower his property value. That is his problem with this Zoning change. He said he does not see any need to change the Zoning for his property. He said he is against this Zoning change and if Council does make this change he wants to be notified about it.

Cheree Taylor said the third reading on this Zoning change is tomorrow and Council will be voting on it tomorrow, April 24, 2019 at the Council meeting.

Phil Snyder told Mr. Bonner that his complaint is duly noted and will be taken into consideration.

Mr. Snyder asked Tom Brett if there was any merit in what Mr. Bonner said about his property value decreasing.

Tom Brett said no and then went over the conditional uses of a Mixed Use District and he feels that any permitted business for the Mixed Use District would feel the same way about building next to a Junk Yard. Tom Brett said that a portion of his property is in a flood zone.

Cindy Cale asked if Mr. Bonner wanted to sell his land to Cliff Baton, would we be able to re-zone his property for him. Tom Brett said he does not see why not, as long as Mr. Bonner provides an application for the change and a valid reason.

The Public Hearing was adjourned by acclamation at 7:06 p.m.