

Village of New Richmond Planning Commission

Thursday December 1st, 2022, at 6:03pm

Meeting Minutes

Committee Members in attendance were Committee Chair Michael Findlan, Glenn Ewing, Theresa Leigh and committee alternate Kurtis Boggs

Committee Members absent were Councilman Ryan Woodruff and Elizabeth Hill

Also in attendance were the Village Interim and Zoning Administrator Bob Lindhorst, Council Clerk Kelley Snider, Residence Mike Carr, Jason Ricketts and Mike Dobbins

The meeting started at 6:05 pm.

Agenda & items discussed:

Approval of minutes from last meeting

Michael Finlan resigned as chair from Planning Commission.

Mr. Findlan inquired whether commission member had any comments on the minutes from the previous meeting. Not everyone has reviewed – will approve at the January meeting.

Comments from the Audience:

Mike Carr and Jason Ricketts came forward in regards the neighbor's dog barking for over a year. They stated it's outside 24/7 all day all night long, cats are too. The cats have been damaging Mr. Ricketts kayak. Stated they work from home, and this is becoming a problem with Mr. Carr doing recordings. Complained about a vehicle at that same house - 220 Compass. (To left of his driveway). Was told they couldn't mark tires; it was entrapment and there are weeds growing up around vehicle, but they have renewed the plates. They have been documenting everything. They have tried to work things out with the neighbors, but it is not working. NRPD not doing anything. Complains can be sent via website. Mr. Ricketts then asked how he could get involved with the village.

Planning & Zoning Monthly Report

- Summary: (16) Permits Issued) (Permit Fees Collected \$5940)
- YTD (121) Permits Issued) (Fees Collected \$39,992)
- (7) Housing Permits in October Note (6) for Ashburn Woods)
- (45) New Homes YTD
- Summary: (6) Violations Issued
- YTD (73) Violations Issued

1. Tylor interested in purchasing property at Washington and Sophia (3) Partials, 260909.305B, 260909.304B, 260909.303B, zoned B1. Interim use as storage? Future is to build a business lower level and a rental apartment on top. Can lower level be built first? Brought up last meeting.

Per Trish, Tylor wants to purchase – it is a cash offer / He wants to fence it in and store some of his equipment (not big equipment) and put an apartment over top of the business. Zoned as commercial. He does not want to break ground till spring but would like to put fencing up ASAP. Bob Lindhorst noted he would build garage first, with a business. It was asked if he can we have him do it all at once. He is aware its in flood plain. Tricia Hudson stated she is trying to learn all ins and out for future sales. Mayor Ewing thought the time frame was 2 years for something like this to be completed. Michael Findlan noted he must follow FEMA laws and wants to know how we can be guaranteed the job will get done. Bob Lindhorst does not know how it will work with FEMA. It was brought up about electric and plumbing. Kurtis Boggs asked if he can he bring the design in to us. Once we approve that it would need to be done by an Engineer. Trish stated she still has Carol Kitterman's plans and will get them from her. Then it was noted it was a Business Overlay. Bob Lindhorst stated he will issue permit but needs Councils blessing. Michael Findlan was going to pull more information on the Business Overlay R5C.

2. Michelle Ward ONSITE Retail Group Business district is inquiring about Medical Marijuana stores in the village. Will dig out Milford and Yellow Springs Ohio documents on this to review further, we need to do more research. This was also discussed in the November meeting.

(Copied from Ryan's email)

We may also want to start having the discussion on Marijuana Dispensaries. Like them or not it is a current hot issue. I know the City of Milford drafted legislation only allowing 1 dispensary in the city limits....not too long after that was done, they had 2 separate businesses requesting permits to build and open. My point is, right now we have no zoning or ordinances on the books concerning them. We should look at drafting something to regulate the industry. Portsmouth also drafted legislation on drug rehab clinics. This is another topic we should look at as well. I will be working with SRL Committee on these as well but if we can get some foundational stuff set it will help going forward.

3. Discussed Riverpines and the other campgrounds in the village. We need to revamp Riverpines Ordinance to cover all campgrounds.

Copied from Ryan's email

With that said, attached is a copy of the ordinance the village drafted concerning River Pines. Council is looking to draft a new ordinance or modify this existing ordinance to cover all campgrounds in the village. If possible, I think the PC should review this.

4. Signs

12. Prohibited signs: Off premise, billboard and any sign placed on a motor vehicle, truck or trailer and parked or located for the primary purpose of displaying the sign. Any lighter than air or inflatable sign situated on, attached or tethered on the premises.

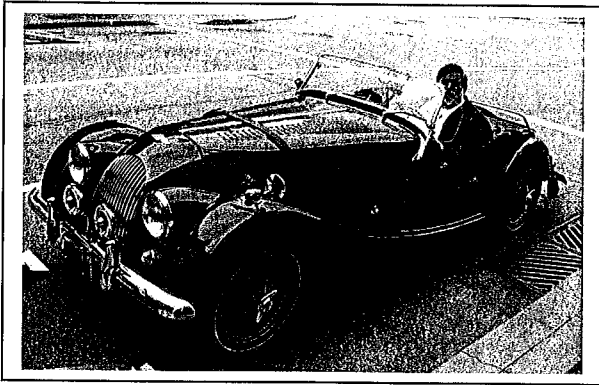
5. From B2

3. Pole Signs: Such signs shall: be permitted at a premises as an alternative to only one (1) per lot does not exceed thirty feet (30') in height; have no sign face less than ten feet (10') from any street right-of-way (in any direction) Not exceed one hundred (100) square feet in surface area for any one side.

Meetings End

There being no further business to discuss, a motion was made to adjourn the meeting, seconded and all were in favor of ending the meeting at approximately 8:20pm.

Next meeting: January 5th, 2023.



Michael Findlan
942 Old US Route 52
New Richmond, OH
45157

November 30th, 2022

Mr. Glenn Ewing, Mayor

Mr. Bob Lindhorst, Zoning Inspector/interim Village Administrator

Gentlemen,

I have been involved in the guidance of this village's growth for many years now as a member of the Planning Commission. This all started, as I recall, with Mayor Betty Henson appointing me to a seat on the Planning Commission sometime around 1990. I moved into the chairman's spot when Ken Erland sadly passed away. During the years, that I have been dedicated to working to see growth and improvements in our village, a lot of big projects have happened. For a while developers had no interest in building new homes in the village, but then Harold Flannery sold the hillside off of Old 52 and a developer put in a series of new homes. Lacking any real zoning ordinances that covered that type of development the Planning Commission started to work on re-writing the few existing ordinance pages that the village had. This evolved into a document that included a major section on P.U.D. requirements. These were used to control the further development of the Riverview Bluffs area that over time went through multiple developers. In turn it put the village in better initial control of any new housing developments such as at Regatta and Union Station. We have now added more homes by way of the expansion of Riverview Bluffs and the newest PUD development at Ashburn Woods. All of these required hours of time by the commission to review the proposals, conduct public hearings and work with the developers on the infrastructure of the sites. And recently the PC looked over the requirements and regulations to the DORA program and Revitalization Area. Introduced to Village Council for their approval the two make for an attractive village for those seeking a destination.

The Zoning Ordinances were an ongoing project taking weekly meetings with Howard Colonel, Dani Spiegel, Art Kareth and myself pouring over the regulations. Over about a year's time or so we put a large amount of needed details into the documents. While trying to anticipate trends in village expansion and resident or business requests we tried to cover most all scenarios of property use. Unfortunately, being a small village with volunteer PC members, we often wrote ordinances that were reactive to a situation. The document has recently been accepted as the Zoning Ordinances for the village though the bulk of the work on it was back around 2012. Another important task of the PC was the update of the village's Comprehensive Plan. Here again

was a very sparse document that the Planning Commission reviewed and then worked on adding depth and a lot of detail to it. It is now however due for a new review and update. This will require a dedicated few from the PC that can meet regularly to go over it. In turn they will bring changes and additions to the document for the other PC members to approve and then send on to Village Council. The Zoning Ordinances and the Comprehensive Plan both will require a large time commitment by the Planning Commission personnel.

So, knowing the commitment and time necessary to effectively work on the two biggest responsibilities of the Planning Commission, it is with much concern and regrets that I tender my resignation as a member of and chairman of the Planning Commission for the Village of New Richmond. This is to be effective as of December 30, 2022.

My physical condition and overall health has faded in the past few years and I do not see that I will be able to carry on the role of chairman nor participate in the work required of the Planning Commission. Mobility is one issue and, while the "lift" in the Village Hall is helpful, getting up to council chambers is difficult on a regular basis. Another problem is serious and potentially dangerous spikes to my blood pressure during some recent meetings and that is unacceptable. I won't dwell on the causes but the tone of the November meeting was an example.

It is difficult to pull away from this having been involved for so many years, but it is time for me to pass it on to others. I wish that I knew of some very viable candidates to fill positions on the Commission, but that is not the case. However, I will still be watchful of village affairs and hopefully its ongoing growth and development. As such I am willing to be of assistance in matters of zoning, major projects such as Liberty Landing and the Comprehensive Plan or where you or the village feel my assistance and background would be helpful. I can of course be reached by my cell phone, text or email in the future.

Thank you to all of the mayors, I've served under, that have entrusted me with a position on the commission during these many years, giving me an opportunity to contribute to the village.

I wish the village prosperous growth and hope to see many new residents and businesses.

Regards,

A handwritten signature in blue ink, appearing to read "Michael Findlan".

Michael Findlan

(513) 623-8272 or michael.findlan@gmail.com

Cc: Kelley Snider, Clerk of Council

Planning Commission members

Village Council members