The regular meeting was opened at 6:30 p.m. on December 12, 2019 with the following in attendance:

Mr. Mark Totten
Ms. Patti Dorsett
Mr. Matt Diepenbrock
Mr. Harold Gaar

Member Chris Sivak had provided prior notice that he would be unavailable to attend the meeting. Also in attendance were trustee Jeff Shupe, resident Dwayne Gentner, who has been appointed to a position on the Zoning Commission commencing in 2020 and zoning inspector Laurie Pinney.

The members discussed proposing modification to the LI-O Light Industrial-Office regulations and a pending request for variances to be discussed at an upcoming Board of Zoning Appeals meeting. The variance requests are for relief from interior building requirements for distribution center or warehouse uses. Mr. Totten asked the other members if they would be willing to write a letter of support to the BZA for the variance requests. Ms. Dorsett felt the letter should include a request for a BZA condition that the required bufferwall be constructed prior to any building construction. Mr. Gaar stated that the property owner had attended recent JEDD and trustee meetings and had stated the bufferwall would exceed the minimum required ten feet in height and that might also be part of the zoning commission letter.

The members asked for input from other meeting attendees and Mr. Gentner supported the idea of the bufferwall being constructed prior to building construction. Mr. Shupe stated the trustees had also discussed their support for the variance request and stated his view that the time to implement a text amendment is too lengthy to be of value for the current LI-O proposed uses.

Mr. Gaar made a motion for the zoning commission to send a letter of endorsement to the BZA in support of the current LI-O variance requests on the condition the bufferwall be required to be constructed along the entire adjacent residential property line. Mr. Totten seconded the request and the motion passed with unanimous approval of those in attendance. The members will craft a letter and share by email for comments prior to sending to the BZA. Mr. Totten encouraged members to attend the BZA meeting scheduled for December 16, 2019, 6:30 p.m. to demonstrate support for the variance requests.

The members had discussed possible modifications to requirements for buffering in the LI-O district, but are going to set aside that discussion pending outcome of the BZA hearing, which could make the need for possible changes moot.

Ms. Pinney provided a brief update on text amendments that may be beneficial from a zoning administration viewpoint and these will be discussed at future zoning commission meetings.
The commission members then turned to administrative business and Ms. Dorsett made a motion to approve the minutes of November 14, 2019. The motion was seconded by Mr. Diepenbrock and received unanimous approval of those in attendance.

Having no other business, a motion was made by Ms. Dorsett at 7:34 p.m. to adjourn. The motion was seconded by Mr. Diepenbrock and received unanimous approval of those in attendance.

Chairperson_________________________   Secretary _________________________