

HARRISON PLANNING COMMISSION MEETING

Regular Meeting Minutes

June 12, 2018

PUBLIC HEARING

Mr. Graf called the Public Hearing to order at 6:30PM. Shannon Hamons Spoke on the agenda items explaining each circumstance regarding the applications and all of the proposed changes. Visitors voiced their concerns and discussion was had by the Commission, visitors and Mr. Hamons. The public hearing was closed at 7:35PM.

REGULAR MEETING

Mayor Neyer called the regular meeting to order at 7:42PM.

Members in attendance: Mayor Neyer, Mr. Dole, Mr. Graf, Mr. Hackworth and Mr. MacMurdo.

Mr. Hackworth made a motion to approve the minutes from the meeting on April 10, 2018. Seconded by Mr. Dole. ROLL CALL. Mayor Neyer, YEA; Mr. Dole, YEA; Mr. Graf, YEA; Mr. Hackworth, YEA; Mr. MacMurdo, Abstain. Motion passed.

VISITORS

Annette Troescher, Ladyhawk Event Planning

Kim Claypool, Tropics Bar

Shannon Hamons, Economic Development, Building and Zoning Director

CORRESPONDENCE

Staff report

OLD BUSINESS

NONE

NEW BUSINESS

Case #1195-Kim Claypool, Tropics Bar-231 Harrison Ave.

Application for a Change of Occupancy and Use for a New Business

Joett Greiwe Read the Staff Report before the Commission. Shannon Hamons clarified the conditions of the application for approval with respect to a Moratorium in place in the DRD. Mr. Hackworth asked if this was Mrs. Claypool's first bar business. Mrs. Claypool stated this was the fifth business of this kind she has had in the past. Mayor Neyer asked Mrs. Claypool

what stage her liquor license application with the State of Ohio was in. She stated that a hearing was still pending and she hadn't received notice of a hearing being set. Mayor Neyer stated the reason for the hearing being initiated by City Council was because there was additional information needed on the application. Mayor Neyer stated that if the business was approved by Planning Commission, City Council would have the authority to withdraw the hearing. Shannon Hamons said if the business was approved, he would recommend to Council to remove the liquor license hearing.

Mr. Dole made motion to approve the business with the recommendations stated in the Staff Report. Seconded by Mr. Graf. ROLL CALL. Mayor Neyer, YEA; Mr. Dole, YEA; Mr. Graf, YEA; Mr. Hackworth, YEA; Mr. MacMurdo, YEA. **Motion approved.**

Changes to Chapter 1147 of the Harrison Zoning Regulations Property Maintenance Code
Recommendation to City Council for Approval

Shannon Hamons gave a brief explanation during the public hearing that stated this section of the Harrison Zoning Regulations needed updated and clarified. With no discussion the matter was brought to a vote.

Mr. Graf made a motion to recommend to City Council the approval of the changes to Chapter 1147 of the Harrison Zoning Regulations as drafted. Seconded by Mr. Dole. ROLL CALL. Mayor Neyer, YEA; Mr. Dole, YEA; Mr. Graf, YEA; Mr. Hackworth, YEA; Mr. MacMurdo, YEA. **Motion approved.**

Changes to Chapter 1143 of the Harrison Zoning Regulations Downtown Redevelopment Overlay District

Shannon Hamons gave a brief explanation of the specific changes to this section during the public hearing and stated this section of the Harrison Zoning Regulations needed updated to fit the newly adopted Comprehensive Plan. Three Sections were discussed and changed by the Commission members to include: Section 1143.07 (B) added at the end "or the signature page of a purchase contract or other option to purchase executed by the applicant and the owner of the property." Section 1143.07 (C)(9) added at the end "having any retail component." Section 1143.07 (C)(15) "Businesses and establishments that serve alcohol must maintain at least 30% revenue from food sales or the sale of retail goods or services and verified on an annual basis. Businesses and establishments that serve alcohol must also apply for, and have their Zoning and Use Approval application approved by Planning Commission before applying for an Entertainment District Liquor License with the State of Ohio." Mr. Hackworth asked if the

changes to 1143 would cover existing business in the DRD. Mr. Graf stated existing businesses would still be subject to the moratorium.

Mr. Graf made a motion to recommend to City Council the approval of the revisions to 1143.07 with the changes discussed. Seconded by Mayor Neyer. ROLL CALL. Mayor Neyer, YEA; Mr. Dole, YEA; Mr. Graf, YEA; Mr. Hackworth, YEA; Mr. MacMurdo, YEA. **Motion approved.**

*ADDED AGENDA ITEM-Consideration of Lifting the Moratorium in the DRD for Existing Businesses that Want to Relocate

Shannon Hamons gave a brief explanation during the public hearing regarding a business located in the DRD that wanted to move to another location in the DRD but was not allowed to do so until the moratorium was lifted. The business owners, Annette Troescher and Marie Diersing asked Planning Commission to consider lifting the moratorium for existing businesses in the DRD that want to move to another location.

Mr. Graf made a motion to recommend to City Council to allow for Planning Commission to lift the moratorium on applications for Changes of Occupancy and Use in the DRD, solely to consider applications submitted by current owners, occupants or tenants of the DRD who wish to move locations within the DRD. Seconded by Mayor Neyer. ROLL CALL. Mayor Neyer, YEA; Mr. Dole, YEA; Mr. Graf, YEA; Mr. Hackworth, YEA; Mr. MacMurdo, YEA. **Motion approved.**

With there being no further business to come before the Commission, Mr. Graf made a motion to adjourn. Seconded by Mr. Dole. ROLL CALL. All members voting YES, meeting was adjourned at 8:06 P.M.


Joett Greiwe, Secretary


Andrew Graf, Chairperson