



CITY OF HEATH

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Planning Commission Agenda April 25, 2024

1. Pledge of Allegiance

2. Roll Call

3. **Approval of Minutes:** March 28, 2024

4. **Administration of Oath**

5. **Unfinished Business:** None

6. **New Business**

a) Rezoning from R-S to B-3 – 3018 Hallie Lane – Matthew Phillips

b) Sketch Plan Approval with Variances – 351 South 30th Street – Phil Manoog

Variance 1) Phil Manoog is requesting a variance to Ord.1136.07 Landscape Buffering. The current improvements would be harmonious to the original plan and surrounding properties. Additional landscaping/buffering would cause additional impacts to the existing structures currently in place.

Variance 2) Phil Manoog is requesting a variance to Sec 33.59 Lighting Plan. The current improvements will be harmonious to the original plan and surrounding properties. Site lighting was not included in the original development and adding site lighting at this time would cause additional impacts to the existing infrastructures currently in place

Variance 3) Phil Manoog is requesting a variance to Sec 60.50 Stormwater Management Requirements. The proposed improvements do not increase impervious area or runoff. Additional stormwater improvements to the current system would impact the site currently in place.

c) Final Plan Approval with Variances – 2070 James Parkway – Dan Milhorn

Variance 1) Dan Milhorn is requesting a variance to chapter 1136.06(b) to reduce the 20' minimum for trucks to the 10' minimum for cars because they will only be having vans and pickup trucks parking at night and due to gas mains, overhead power lines and storm sewer he would like to remove the tree requirements.

7. **Old Business** None

8. **Plan Review/Updates** - None

9. Report of Officials

10. Miscellaneous

11. Adjournment