

PLANNING COMMISSION PROCEEDINGS

VILLAGE OF SHARON

Village Hall
125 Plain Street
Tuesday
August 22, 2006
7:00 PM

CALL TO ORDER – Chairman Robert Carlson called the meeting to order at 7:05 P.M.

ROLL CALL – Present – Robert Carlson, Veronica Gerhardt, Jerry Gibbons, Donald Hardt, Bruce Houghtby, Raymond Lowry, Mark Ruosch. Absent – None

Other in attendance – Donna Hardt, Charlie Schutt, Pam Hoak, Rob Sachs, Terri Benedict, Bob Kelly, Joan Brandt, Jeff Vaessen, Michael Sweig, Chuck Dorn, Marcus Hardt, Dale Hennig, Donna Brooke, Joe Greenlee, Bob Sweatman, Shirley Sweatman, Jeff Crump, Michelle Bimrose, Mike Bimrose, Linda DiPiero, Jennifer Special and Attorney Schuk.

PLEDGE OF ALLEGIANCE TO THE FLAG

APPROVAL OF MINUTES – Gibbons/Lowry motion to approve the minutes from July 25, 2006 and August 8, 2006 meetings, motion carried.

SHARON SUPPER MART SIGN – Gibbons/Hardt motion to approve the Sharon Super Mart signs with a 9' cap, motion carried.

MICHAEL SWEIG, SHARON GARDEN CONDO DEVELOPMENT CONCEPT REVIEW – Gibbons/Lowry motion to deny the Sharon Garden Condominium Development Concept review tabled from July 25, 2006 meeting and have Attorney Schuk send a letter with the reasons for the denial. The reasons outlined to be more information on the placement of the pond, the amount of water it holds the rate of drainage and the safety for the surrounding homes. The lack of green space in the project, having only one exit and how that impacts emergency vehicles. The RS-2 Zoning setback requirement and how the project is meeting those requirements and landscape buffer plans. The motion carried with a unanimous roll call vote. Yes – Gerhardt, Gibbons, Hardt, Houghtby, Lowry, Ruosch, Carlson. No- none.

ADJOURNMENT – Gibbons/Ruosch motion to adjourn the meeting at 8:25 P.M., motion carried and the meeting was adjourned.

Dawn Redenius, Village Clerk Treasurer

APPROVED: October 24, 2006
PUBLISHED: November 2, 2006

Comments from the citizens at the Planning Commission meeting August 22, 2006.

- Michelle Bimrose, 115 Pearl Street – concerned about the retention pond and the safety of the children in the neighborhood and her own two small children.
- Robert Sachs, 111 Pearl Street – concerned about the pond, if the village wants this type of development they should find a different way to get rid of the water. Feels it's a bad development, too many homes in that area.
- Joan Brandt, 222 Martin Street – concerned about the amount of cars this development will bring, questions where they will go.
- Terri Benedict, 231 Center Street – lived at 231 Center Street for 39 years and sees that lots of kids play and walk back on the property and the property is across from the park, she states the retention pond is not a good idea.
- Pam Hoak, 114 Church Street – poor spot for that many homes, and that many cars. Too much traffic in the park already with park activities. Too many homes in a small area.
- Rob Sachs, 111 Pearl Street – one drive in question if it is enough for the fore trucks. Green space is limited, questions that the developer says he's concerned about green space, yet there is no green space in the project. Having an 18 inch storm sewer pipe come out right in someone's backyard is not right, and kids will get in that too.
- Jeff Vaessen, 135 South Street – states he has had a number of phone calls from citizens concerned about the project, they think that the number of homes should be reduced to make more green space. They also question if this is the right kind of development for Sharon.
- Chuck Dorn, 188 Rice Street – states he sees two problems in the design of the project that could be better- the retention pond location is so close to the front of the homes, he feels that there is a more appropriate location for it. The fire vehicles getting in the entrance is another concern. Too much blacktop in that area, not a good design could be better. Too much road top in the development.
- Terri Benedict, 231 Center Street – ask Attorney Schuk if he works for the developer or the village.
- Jeff Crump, 128 Pearl Street – states that the roads are very narrow now and questions if the village is going to address that and make them wider and if they do that who is going to pay for it.
- Mike Bimrose, 115 Pearl Street – questions if Foth & Van Dyke work for both the village and the developer.