

**VILLAGE OF WEST ALEXANDRIA
PLANNING COMMISSION
SPECIAL MEETING
Minutes – June 7, 2010**

The West Alexandria Planning Commission met in special session to conduct general business on Monday, June 7, 2010 with the following members present:

Mitch Suggs
Carol Lunsford
Shannon Smith
Kevin Thorpe
Bill Bliss, Zoning Inspector

Visitors present: Chris Day, Village Administrator, & Richard Faber, Solicitor.

Meeting was called to order by Mitch Suggs at 6:35p.m.

ZONING INSPECTOR

1. Bill reported that Dale & Ethel Thompson had been issued a permit to tear down an old barn on their property located at 66 West Dayton Street. They had previously erected two sheds on the property without permits. The sheds are on the property line. According to the zoning ordinance, there should be a rear setback of three feet. The alley located at the rear of the property is undeveloped and not in use. They had also been issued a permit for a fence. They are now asking for a variance on the sheds that are not up to code.

Motion:

2. After discussion, **Kevin Thorpe** moved to grant the Thompsons the 3 foot variance on the two existing sheds, seconded by Carol Lunsford. **MOTION APPROVED.**
3. Bill informed the Commission that when the property west of the village is annexed, it will need to be zoned. Chris Day recommends zoning it R-2 and it should be a part of the annexation procedure.

COMMISSION BUSINESS

1. There was discussion regarding the granting of variances generically. Richard Faber read Section 1254.05 (Standards for Granting Variances) of the West Alexandria Village Ordinances. (see ordinance) Mr. Faber stated that if the Commission grants a variance, it opens up the door to future variances. If someone wanted to build a house less than the required minimum square footage, it would depend on the size of the lot or the structure of the lot. The Planning Commission could grant a variance, recommend rezoning, or recommend Council change the current zoning ordinance.

Chris Day reported that Preble County is considering having another agency do commercial inspections and have been in contact with NIC and Miami County.

Motion:

A motion to adjourn was made by **Carol Lunsford**, seconded Kevin Thorpe. **MOTION APPROVED.**

Meeting was adjourned at 7:45p.m.

Respectfully Submitted,
Judy Myers-Corn, Recorder