

— THE VILLAGE OF — SWANTON

Planning Commission
Meeting Agenda
July 11, 2023 • 6:30 p.m.

1. Call to Order
2. Roll Call: Mr. DeGood, Mr. Erdman, Mayor Toeppe, Mrs. Disbrow and Mr. Young
3. Approval of Minutes: *June 6, 2023*
4. New Business
 - a. Proposed Variance Request: 128 N. Main Street
 1. Acknowledge applicant, or representative, to speak on behalf of application
5. Zoning Staff Report
6. Open Forum
7. Adjourn

VARIANCE REQUEST

APPLICANT: Scott & Michelle Drummond
218 Chestnut Street
Swanton, Ohio 43558

REQUEST: Variance for Building Use

LOCATION: 128 N. Main Street

DESCRIPTION: Parcel: 14-023848.00.000
J H Millers 2nd Addition Lot 2 EX S 7 ½ FT

LAND USE: 425-Neighborhood Shopping Center

PC Mtg 7.11.2023

ZONING: General Business- B2

HISTORY: Wells bought in 1990 (per Auditor's website)

AREA DESCRIPTION: EXISTING ZONING

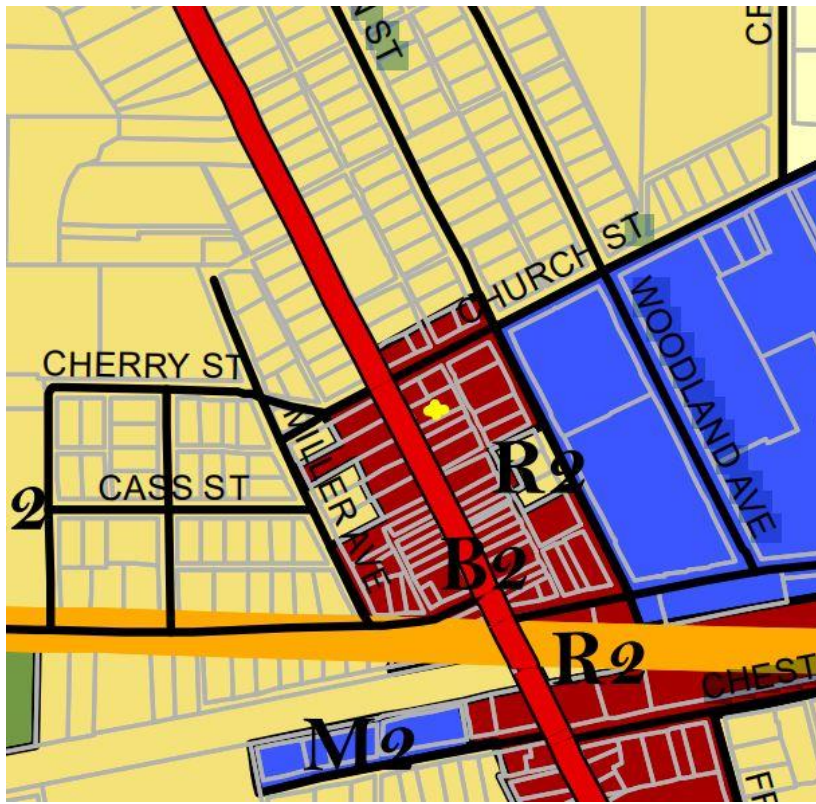
NORTH: General Business- B2

EAST: General Business- B2

SOUTH: General Business- B2

WEST: General Business- B2

The yellow "x" on the Zoning Map Indicates the location of the property



128 N. Main is currently a legal non-conforming use of a General Business. From a Village perspective, the property can continue as General Business.

The applicant indicates the request to maintain store front on N. Main Street and allow residential apartments in the rear of the building since there is no upper level.

OUR CODE STATES:

§ 150.333 SUPPLEMENTARY REGULATIONS – RESIDENTIAL USES.

(D) Dwelling, Multi-family and dwelling units in the upper floors of commercial buildings in Business Districts.

(1) Multi-family buildings in the B-2 District shall conform to all requirements of the B-2 District including the Required Design Standards in § 150.275.

SCHEDULE 150.272(D) PERMITTED USES IN BUSINESS AND INDUSTRIAL DISTRICTS					
<i>As defined in 150.272(A): P = permitted use; C = conditional use; A = accessory use; CA = conditional accessory use; NP = not permitted * = subject to use-specific standards as cross-referenced</i>					
	<i>Neighborhood Business B-1</i>	<i>Downtown B-2</i>	<i>Gen. Comm. B-3</i>	<i>Light Industrial M-1</i>	<i>*Use-Specific Standards</i>
Residential					
Dwelling, multi-family (freestanding building)	NP	C*	C*	NP	§ 150.333(D)
Dwelling units on upper floor(s) of multi-story mixed-use building	NP	P*	C*	NP	§ 150.333(D)
Congregate care facility/nursing home	NP	NP	C*	NP	§ 150.333(C)
Civic Uses					
Day care center, adult or child	C*	C*	P*	NP	§ 150.334(D)

Approval of Variance : Yes
 No

DeGood_____ Erdman_____ Toeppe_____ Disbrow_____ Young_____

Respectfully Submitted:
 Shannon Shulters
 Village Administrator and Zoning Inspector