

# — THE VILLAGE OF — SWANTON

Planning Commission  
Meeting Agenda  
November 7, 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: *October 3, 2023 (if applicable)*
4. New Business
  - a. 10 Turtle Creek Variance Request
  - b. 105 Ashberry Variance Request
5. Zoning Staff Report
6. Open Forum
7. Adjourn

APPLICANT: Dave Mills  
10 Turtle Creek  
Swanton, Ohio 43558

REQUEST: Variance: Birchwood Meadow

LOCATION: 10 Turtle Creek

DESCRIPTION: Parcel number 75-00043  
Turtle Creek  
Zoned Central Business (B3)

HISTORY: Parcel split 2022

#### AREA DESCRIPTION: EXISTING ZONING

NORTH: Central Business (B3)  
EAST: Central Business (B3)  
SOUTH: Central Business (B3)  
WEST: Single Family Residential (R2)

#### STAFF COMMENTS AND RECOMMENDATION

The applicant desires to receive a variance at 10 Turtle Creek named Birchwood Meadow for the cabins on wheels that are placed in what the property owner is considering “Phase B”. The intent of the cabins is to house bridal parties/out of town family and guests of weddings.

Site Plan will be submitted this winter once the engineering is complete, there are only a few cabins at this time that they are seeking a “temporary” variance on.

Variance action:            Approve  
                                   Approve with conditions.....  
                                   Deny

DeGood.....      Erdman.....      Toeppe.....      S. Disbrow.....      Young.....

APPLICANT:            Scott Sommer  
                              105 Ashberry Way  
                              Swanton, Ohio 43558

REQUEST:              Variance: Single-Family Dwelling

LOCATION:                105 Ashberry Way

DESCRIPTION:        Parcel number 14-023206-01.041  
                              Ashberry Farms Plat One Lot 41  
                              Zoned One Family (R1)

**AREA DESCRIPTION: EXISTING ZONING**

NORTH:                Single Family Residential (R1)  
EAST:                  Single Family Residential (R1)  
SOUTH:                Single Family Residential (R1)  
WEST:                 Single Family Residential (R1)

## STAFF COMMENTS AND RECOMMENDATION

The applicant desires to receive a variance at 105 Ashberry Way for single-family dwelling that was permitted and approved on June 5, 2023. The site plan of the property indicated a 40' setback from the road to the attached garage which is the correct amount of setback for an R1. However; there was an oversight and the 17' right-of-way was not included in the site plan. The home is already built at this time. The builder is asking for a 17' variance post-build.

Site Plan was submitted on June 5, 2023.

Variance action:                     Approve  
    Approve with conditions.....  
    Deny

DeGood\_\_\_\_\_ Erdman\_\_\_\_\_ Toeppe\_\_\_\_\_ S. Disbrow\_\_\_\_\_ Young\_\_\_\_\_

### Zoning Staff Report Notes

- a. Community Development Report: Wrote letter to the Embassy of Swanton on Munson about their field. That Jon Westfall complained a little while ago about coyotes, ticks, and other bugs. Got certified letter back today, someone signed it. Gave then 15 days. Sent final abatement letter to Mary Barker on 9/29. She actually called me this morning when you were at the meeting. It went okay, there was a lot of non-talking spaces from myself just because I honestly had nothing to say to her that was not in the letters. She gave me the same spiel of “I have no money”, “nobody is complaining” (when they obviously actually are), “I am trying to clean my pool and move that truck”, “I have no help”, etc. Jack also spoke to her today after me and he called me. He said she wanted \$3,000 for that box truck – we both laughed. Jack is going to start work like tomorrow. Sent sidewalk replacement letter to 202 Lincoln. Drove around checking my list of properties. 105 Maple looks acceptable, he cleaned up and the expired plate is now active. Let me know if you want photos. 514 Mettabrook is cleaned up, however, the van is still expired, I attached photo. I will write final letter giving them another 15 days to get it properly licensed or legal stuff will happen. Also,

at 108 Harrison Ave, the car that never moved and that Amanda Church also complained about finally moved and is off the property. Had to give them final notice with the next step as legal actions. I attached photo of it finally gone

- b. Zoning Inspector Report: Permit updates. Sent Holly Jolly a permit application along with a variance from for the sheds that were placed/built behind the shop.

### Open Forum

Respectfully Submitted:

Shannon Shulters

*Village Administrator and Zoning Inspector*