

VILLAGE OF HASKINS PLANNING COMMISSION

Minutes of the July 11th 2017

Attending Members: Mayor Heft, Phil Tipton, Carl Carter, Fred Bordner

Acting Zoning Inspector: Colby Carroll

Absent: Keith Hollicker

Visitors: Paul Skaff, Kevin Crumley the engineer that represents G S & P.
and see attached

Minutes as submitted by Lisa D. Heft:

- This meeting was called to order by Brad Heft at 7PM
- **Brad Heft was nominated by Phil Tipton with Carl Carter seconding this nomination, all yes with Brad Heft voting no, motion carried.**
- Mayor Heft referred this discussion to the zoning inspector to discuss; all planning commission members and audience members have a copy of the letter of transmittal and the site plan that was submitted on June 14th 2017 for a proposed C-1 commercial.
- Mr. Carroll stated that any new commercial development has to be brought before the planning commission; he outlined this and told what occurs. Mr. Carroll believed the site plan meets the zoning requirements.
- Mr. Kevin Crumley spoke on behalf of the engineer/architects and the site plan his firm developed and is willing to amend revise the site plan to meet the needs of the community.
- The citizens addressed their concerns to Mr. Crumley as recorded:
 - Ashley Brooks addressed traffic concerns and lighting issues. She also asked how many employees for this store and was told 3-4 full times with seasonal workers. Mr. Kevin Crumley stated that a traffic flow and analysis report has been completed and that on average 10 vehicles per hour will go to Dollar General. Also stated that the proposed entrance is safer the way G S&P has it proposed then having entrance off of a State route.
 - Jen Mag addressed semi/truck/trailer traffic
 - Mary Wright addressed signage regulation and stated she feels this is not a good location for Dollar General.

- Betsy Roberts addressed entrance into parking lot and why not on King Road.
- James Miller addressed King Road
- John Eddington (sp?) does not believe Dollar General Meets zoning code requirements according to 302.1 “small local businesses” and “large generators of traffic”.
- Mike Richardson does not like Dollar General, he would be ok with any other store as he feels a dollar general would be a disruption to the community. His kids ride bikes there, there is a school bus stop there and this location is right in the middle of a residential neighborhood.
- Safety concerns due to no fire coverage until after 5PM.
- Michelle Steedman addressed concerns about what the store hours would be and if the village would have police protection available.
- Wayne Weber inquired about store house and would prefer a different location for this business.
- Marissa Shank (sp?) asked if there was a better location available. Asked what to do to stop this.
- John Roeser asked how the village residents can stop this plan.
- Georgie Berry is concerned about the tree line and the placement of the dumpster and what the delivery hours will be. She does not live in the area of location however is concerned for others. Ms. Berry also wanted to know how Dollar General is going to do to be a good neighbor and what they will do for the community to support locals. Ms. Berry also asked that if Dollar General does not continue who will maintain an empty building.
- Mr. Carrol read a section 2.8(C) and informed that this is privately owned property and the village cannot randomly change zoning that there is procedures to follow.
- A resident asked what Dollar General will do for the village financially? This resident stated do not let corporate speak and to hold them accountable.
- Chuck Stedman is concerned with the deliveries and if the village streets capable of handling the trucks.

- Michelle Steedman inquired about store hours and feels there will be law enforcement issues. Colby Carroll addressed the law enforcement issues. She also asked what the definition of growth as she respects growth however does this business count as appropriate growth?
- Brian Burke stated he does not want any more development in the village. He has lived here for 1 year he would like to see a park or place to fish, not concrete. Brad Heft told of the plans that were for the Kingsbury Subdivision with parks and more homes. This land is owned by Mr. Long and the village cannot tell him what to do with it as long as it falls within the zoning regulations.
- Ashley Broods stated she doubts residents in the village will support Dollar General. She will not support it and stated there is plenty of commercial land at 582/25; this location that is proposed does not make sense to her.
- Ed Jacobs asked why this lot, why not back further, he also feels there will be truck issues into the entrance.
- Crystal Yaw who moved here from Defiance stated that Dollar General go up “pretty”, she asked what they will do to keep the store pretty. The Dollar Generals in Defiance are not pretty. She does not want to see the deterioration of the stores. Kevin Crumley stated that would be up to the village to uphold the zoning on this.
- Amy Farmer would like a representative from Dollar General to be at the next meeting.
- Andrew Gustafson Jr. Thanked the Mayor and Zoning Inspector and the residents in attendance on that have identified areas of concern.
- Wayne Webber asked size of 9100 sq. feet on how that compares to other Dollar Generals.
- Mike Richardson asked about traffic study and if there was an ordinance in place in case Dollar General vacates and stated that the planning commission works for the residents. Brad Heft asked about the truck that sits in Kingsbury with the resident that owns it being in attendance. Mary Wright is ok with this truck sitting here because he is part of the neighborhood.

- Mary Wright stated that as former zoning inspectors of the village that this application does not meet the zoning code.
- Ms. Perry a council member discussed the obligations of a public official. The village has asked for volunteers with no one stepping forward. There is no tree commission as she said no one wants to help.
- John Roeser expressed concerns about security
- Ron Timko stated that there are many interpretations on zoning code and feels this does not fit, especially the lighting, this code needs to be looked at.
- Jerry Frost does not want a Dollar General and asked how long the village has known about this. He was told the date and Colby Carroll again addressed his role as the zoning inspector.
- Resident stated that can the village get the seller to understand that the residents do not want this business here, this will affect property values
- Mr. Long spoke; he is the property owner that is selling the land in discussion tonight. Mr. Long offered to sell the property to those opposed to Dollar General. Mr. Long stated that for 3.7 acres it would be \$180,000.00 or for all 14 acres the amount to purchase would be \$520,000.00.
- Brian Burke suggested everyone that is opposed to get together and purchases this land that Mr. Long has for sale.
- The village can approve with the condition met or exceed and all concerns reviewed, the planning commission is only approving the site plan and nothing else. Does this site plan meet code? Is it zoned appropriately? Make recommendations with subject to conditions.
- The zoning inspector and Planning Commission has heard a lot and gained a lot of information from this meeting this evening.
- **Tipton moved Carter 2nd to table this matter until the August 1st planning commission meeting that is scheduled for 7PM, all yes motion carried.**
- **Tipton moved Heft 2nd to adjourn @ 9:10PM**