

Gambier Village Planning Commission
7:30 p.m. 2-20-24
Regular Meeting Minutes

Commission members Morgan Giles, Lisa Gichner, PJ Glandon, Elizabeth Bonaudi and Mayor Leeman Kessler were in attendance. Also in attendance were Village Administrator R.C. Wise, Solicitor Clint Bailey, Jo Goldberger and Ian Smith from Kenyon, applicant Robert Mann and visitor Mark Ramser.

- **Call to order:** Chairman Morgan Giles called the meeting to order at 7:30 p.m.
- **Recusals, if any.** PJ recused himself from the two items from Kenyon.
- **Swearing in members of the public giving testimony:** Morgan swore in applicants Goldberger, Smith and Mann.
- **Visitor's Forum –** Mark Ramser passed out a map of the property he owns in a subdivision known as Gambier Heights that's located between Duff and Meadow Lane. Mark said he owns a 2.2-acre section of the subdivision that would be difficult to develop because an open ditch cuts diagonally through the property. He said the Duff Street storm sewer project the village did has essentially eliminated the need for the ditch. Mark said he wants to sell the land but doesn't want to develop it. Mayor Kessler said the village would like to see more in-fill housing and this area is zoned residential. He also mentioned that this property may be a good candidate for the Special Land Use Review section created in the new zoning code. Solicitor Bailey asked Mark if he had researched the original drainage easement shown on the survey. VA Wise said he referred Mark's exhibits over to V3, the engineering firm used by the village. Morgan said he agrees with Mayor Kessler on the need for more housing but he said the stormwater issue ought to be reviewed by Streets & Utilities Committee.
- **Approval of the 12-19-23 regular meeting minutes.** Mayor Kessler moved and Lisa seconded a motion to approve the minutes as presented. All approved in a voice vote.
- **Zoning Certificate Application:** - Jo Goldberger requested permission for Kenyon College to erect a 40' x 20' tent on the west lawn behind Cromwell Cottage. It would be put up on April 8 and taken down on April 18. Morgan noted that permission for tents is under the temporary uses section of the zoning code and that one of the reasons for requiring a zoning certificate is the tent will be up more than three days. Lisa moved and Elizabeth seconded a motion to approve the zoning certificate. All approved except PJ who had recused himself.
- **Zoning Certificate Application:** Applicant Robert Mann said he would like to build a deck on the back of his house at 206 W. Woodside. He said the home has a walk-out basement and that the deck would be attached to the house and would be about nine feet high over the basement walk-out. Mayor Kessler moved and PJ seconded a motion to approve the zoning certificate. All approved in a voice vote.

- **Sign Permit Application** – Jo Goldberger informed the Commission that Kenyon wanted to place entrance and exit signs on the new U-shaped drive at Bexley Hall off Gaskin Ave. Jo and Ian said they wanted to create a one-way traffic pattern in and out of the newly remodeled building as they have already had some near misses. There was some discussion about locating the signs, making sure they weren't in the village right of way but yet still visible enough to be effective. Jo said they would put up stakes where they want the signs and have VA Wise check the location before they are installed. Lisa moved and Elizabeth seconded a motion to approve the sign permit. All approved in a voice vote except PJ who recused himself.
- **Commission review/discussion items:**
 - **1** – Ian informed the Commission that Kenyon was postponing the construction of the third dormitory for the South Campus Housing Project. He said this change also affects the demolition of the two existing dormitories as demolishing buildings can only be done in the summer. Ian said that the availability of skilled trades and increased construction costs are preventing the college from completing the third building. It was noted in the discussion that Council had approved a height variance as part of the application. Ian was asked about how the postponement would affect the modular housing on Meadow Lane. He said the college's plans are to remove them next summer but they have to make that decision by Nov. 30 of this year. Jo and Ian said Kenyon would prefer delaying the unfinished projects rather than withdrawing the applications. Commission members agreed they could recommend to Council that approval be given to delay the project for another year.
 - **2** – RC asked Commission members their preference on the short-term rental annual renewals required under the new zoning code. He said village staff could handle the paperwork unless the Commission would prefer the applicants be required to attend a meeting. It was agreed to handle the renewals internally this year and report the progress to the Commission.
 - **3-** The three public Commission members agreed to setting up their staggered six-year terms as required by Ohio Revised Code 713.01 by current seniority on the Commission. PJ, who has served the longest, would have his term expire 12/31/25 and could be re-appointed by the Mayor at that time. Lisa's term runs through 12/31/27 and Elizabeth's term would expire on 12/31/29.

ZONING INSPECTOR – ZONING REPORT

- VA Wise said there will be a meeting in March as a conditional use application has been received for a new salon at 112 Gaskin and that another business has asked about occupying the space at 114 Gaskin.
- **Adjourn** – Morgan adjourned the meeting at 8:15 p.m.