

**Gambier Village Planning Commission**  
**7:30 p.m. 10-17-23**  
**Regular Meeting Minutes**

Commission members PJ Glandon, Morgan Giles, Lisa Gichner, Elizabeth Bonaudi and Mayor Leeman Kessler were in attendance. Also in attendance were Village Administrator R.C. Wise, visitor Steven Barr applicants Jason Clark, Austin and Hayley Stritmatter, April Small of Old World Custom Homes, and Ian Smith, Jo Goldberger and Ed O'Connell, all of Kenyon College. Attending via Zoom was resident Alec Wood.

- **Call to order:** Chairman Morgan Giles called the meeting to order at 7:30 p.m.
- **Recusals, if any.** PJ recused himself from the Kenyon application.
- **Swearing in members of the public giving testimony:** Morgan swore in applicants and visitors who planned to give testimony
- **Visitor's Forum** – Steven Barr said he recently purchased 100 Duff Street and he wanted the Commission to know he plans to fully renovate the cottage and plans to build a carriage house with a dwelling unit above it. He said he hasn't decided whether to have the carriage house access be from Duff Street or Wiggin St. He said he would need a curb cut if he would come off Wiggin St. Morgan said several Wiggin Street parking spaces have been removed recently and that there may be a concern from the school to lose any more spaces. Mayor Kessler said he and VA Wise would be willing to speak with Steven at a different time to discuss his plans for the property.
- **Approval of the 9-19-23 regular meeting minutes.** Lisa moved and Elizabeth seconded a motion to approve the minutes as presented. All approved in a voice vote.
- **Zoning Certificate Application** - Kenyon College, 201 College Park St., requested a zoning certificate to build a new concrete pad and retaining wall for a replacement generator at Peirce Dining Hall. Jo Goldberger said the current generator does not power the whole building and not all student dorms have a back up generator. She said there will be a 3,000 gallon diesel fuel tank by the loading dock and beside the new generator. She presented illustrations of the proposed retaining wall in that it will be similar to the existing one. The loading dock will be made larger, she said, and there will be landscaping and new trees planted to help hide the wall. Lisa moved and Elizabeth seconded the motion to approve the application. All approved except for PJ who abstained.
- **Zoning Certificate Application** – Jason Clark, 108 Allen Drive, requested a zoning certificate to widen the driveway approach, replace sidewalk and sitting area with stamped concrete. Jason said he would be adding 304 limestone and 57 gravel to widen his driveway approach and make it less steep and more manageable. He said the sitting area patio would be about 10' x 12' and would be sloped so the water drains away from the house. Elizabeth moved and Lisa seconded a motion to approve the application. All approved in a voice vote.

- **Zoning Certificate Application** – April Small of Old World Custom Homes of Columbus LLC requested a zoning certificate to build a single family home on W. Woodside Drive for Austin and Hayley Stritmatter. Morgan said he didn't see an issue with the proposed design or setback. Lisa asked about trees that may need to be removed. April said they have done some shifting in the plans to avoid removing certain trees. Morgan asked VA Wise about the street and utilities in that area. RC said the village engineer had informed him that the village would be responsible for extending the street, but the homeowner is responsible for extending utilities. April said they would be working with the county health department on installing a septic system. Mayor Kessler moved and Elizabeth seconded a motion to approve the application. All approved in a voice vote.

#### **ZONING INSPECTOR – ZONING REPORT**

- VA Wise said there would be a need for a November meeting as the village has received a conditional use application.
- **Adjourn** – Morgan adjourned the meeting at 8:10 p.m.