

City of Sunbury  
Planning and Zoning Commission  
March 27, 2023

**Call to order-** Mayor Joe St. John called the Sunbury Planning and Zoning meeting to order at 6:30 p.m. on March 27, 2023. The meeting started with a moment of silent prayer and the pledge of allegiance.

**Roll Call-** Those answering roll call: Joe St. John, Cindi Cooper, Debra Miller, Joe Gochenour, John Lieurance. Rick Ryba was absent Also, present Solicitor Vic Whitney, City Engineer Dan Whited, City Administrator Steve Pyles and Zoning Officer Alex Nelisse-Blankenship.

### **Planning and Zoning Commission Elections and Rules**

Mr. Whitney went over the charter and the commission elections and rules.

Mrs. Miller asked for clarification on the rules pertaining to section b, regarding holding another office or employment with the municipality. Mr. Whitney answered all the questions she had.

Motion by **Cooper**, seconded by **Miller** to adopt the Planning and Zoning Commission rules, Upon Roll, 5 Yeas

### **Election of Chair and Vice Chair**

Motion by **Gochenour**, seconded by **Lieurance** to appoint Mayor St. John as Chair to the Planning and Zoning Commission, Upon Roll, 5 Yeas

Motion by **Gochenour**, seconded by **St. John** Rick Ryba as Vice Chair to the Planning and Zoning Commissions, Upon Roll, 5 Yeas

### **Commission Review – Ravines at Meadow Ridge - Preliminary Plat**

Mike Reese spoke on behalf of the applicant; he thanked the Commission and staff for their work on this project. The project is in the preliminary plat stage.

Mr. Whited spoke to the applicants and the Commission, he went over the project and answered questions and addressed concerns with the Commission.

Mrs. Miller asked about the divergences, Mr. Whited advised that these were previously approved divergences.

Motion by **St. John**, seconded by **Cooper** to approve the preliminary plat for the Ravines at Meadow Ridge Upon Roll, 4 Yeas and 1 no.

### **Commission Review – 130 Burrer Drive - Major Site Plan**

Mr. Bogenfiire went over the proposed site plan for the commercial building located at 130 Burrer Dr. He went over the proposed materials and update the driveways. They are looking at making a brick-based building with a bronze trimming.

Mr. Whited thanked the applicant for the detailed presentation, he stated the only issue that remains is the storm water. Recommendation for approval with the conditions.

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Mr. Gochenour asked about the upgrades that will be taking place to the North elevation, and if those same upgrades will carry over to the south elevation of the building so it will match.

Mrs. Miller asked if it would be possible to add brick to the south elevation to tie in the building so it looks more cohesive. Mr. Bogenfire went over this and thinks this is something that can be added in to give the building a more cohesive look.

**Commission Review – Sunbury Meadows and Peacock Drive - Major Commercial Site Plan, Including New Commercial Building**

**Visitors**

**Motion to Approve Minutes**

**Zoning Report**

**Discussion/New Business**

**Next Meeting Date: April 24th, 2023**

**Adjournment**