

1. 2020.06.29 Agenda-Planning & Zoning

Documents:

[PZ AGENDA 6.29.20.PDF](#)

2. Public Notice 164 Letts

Documents:

[PUBLIC NOTICE 164 LETTS.PDF](#)

3. Public Notice Zoning Code Rewrite

Documents:

[PUBLIC NOTICE ZONING CODE REWRITE.PDF](#)

# Village of Sunbury

Tommy Hatfield, Mayor  
Allen Rothermel, Administrator  
Kathy Belcher, Fiscal Officer  
Steven Pyles, Zoning Inspector

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Sunbury, OH 43074  
740-965-2684 OFFICE  
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[www.SunburyOhio.org](http://www.SunburyOhio.org)



## **AGENDA** **PLANNING AND ZONING MEETING** **June 29, 2020 @ 6:30pm** **Virtual Meeting**

Silent Prayer & Pledge of Allegiance

Roll Call: Tommy Hatfield, Joe St John, Joe Gochenour, Rick Ryba, John Lieurance, Gregory Elliott

- **Public Hearing – Bresnahan – 164 Letts Avenue - Variance**

Jacob Bresnahan is requesting a variance of the 10-foot side yard setback to construct a garage at his residence located at 164 Letts Avenue.

- a) Staff Report
- b) Applicant Presentation
- c) Public Comment

- **Public Hearing – Zoning Code Amendment**

The Sunbury Council has transmitted a proposed zoning code amendment for Planning and Zoning Commission consideration. The proposed amendments is language needed to implement a Board of Zoning Appeals as required by the Sunbury Charter.

- a) Staff Report
- b) Public Comment

### **Public Hearing Concludes**

### **Regular Meeting of Commission Call to Order and Roll Call**

- **Commission Review - - Bresnahan – 164 Letts Avenue - Variance**

Jacob Bresnahan is requesting a variance of the 10-foot side yard setback to construct a garage at his residence located at 164 Letts Avenue.

### **Anticipated Process**

- a) Applicant Presentation
- b) Comments or Questions
- c) Commission Action

- **Commission Review - – Zoning Code Amendment**

The Sunbury Council has transmitted a proposed zoning code amendment for Planning and Zoning Commission consideration. The proposed amendments is language needed to implement a Board of Zoning Appeals as required by the Sunbury Charter.

**Anticipated Process**

- a) Staff Presentation
- b) Comments or Questions
- c) Commission Action

- **Major Site Plan and Building**

- Elter Building Systems has submitted an application for the construction of an additional 12,000 s.f. trailer manufacturing and warehouse building on behalf of Gerling and Associates. The proposed location is 200 Kintner Parkway. Continued from 6/01/20 meeting.

**Anticipated Process**

- a) Staff Report
- b) Applicant Presentation
- c) Comments or Questions
- d) Commission Action

- **Major Site Plan and Building**

- Richland Engineer Limited has submitted an application for the construction of a car wash on behalf of IMO US South LLC. The proposed location is Outlot C, a vacant lot to the south of Sherwin Williams, in Sunbury Mills Plaza.

**Anticipated Process**

- a) Staff Report
- b) Applicant Presentation
- c) Comments or Questions
- d) Commission Action

- Motion to approve Minutes
- Zoning Report
- Discussion/New Business
- Next Meeting Date: July 27, 2020
- Adjournment

# **PUBLIC NOTICE**

## **Variance for 164 Letts Avenue**

**Jacob Bresnahan**

The Village of Sunbury Planning and Zoning Commission will hold a virtual public hearing on Monday, June 29, 2020 at 6:30 pm. Jacob Bresnahan is requesting a variance from side yard setbacks to construct a garage. A copy of the variance application is available for public review at the Sunbury Administrative office at 9 East Granville Street.

All interested persons are invited to attend the hearing virtually and testify as to their opinions on the rezoning. Those interested in providing their opinion in that way should send an email to [spyles@sunburyvillage.com](mailto:spyles@sunburyvillage.com) indicating their name, address and their desire to provide opinions on this matter by June 26,2020. On the subject line please use "Public Hearing – Variance". Those that register will be sent an access link for the meeting.

For interested persons who are unable to testify virtually using their own equipment, they may testify in person at the Sunbury Town Hall, 51 E Cherry St.

At the conclusion of the public hearing the matter will be considered by the Sunbury Planning and Zoning Commission.



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4.	WOOD 141 LETTS AVE SUNBURY, OH 43074
5.	BRESNAHAN APP 164 LETTS AVE SUNBURY OH 43074
6.	FLETCHER 190 LETTS AVE SUNBURY OH 43074
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# **PUBLIC NOTICE**

## **Zoning Code Amendment**

The Village of Sunbury Planning and Zoning Commission will hold a virtual public hearing on Monday, June 29, 2020 at 6:45 pm. Sunbury Council has initiated an amendment to the Sunbury Zoning Code to create and authorize a Board of Zoning Appeals as required by the new Sunbury Charter. A copy of the zoning code amendment is available for public review at the Sunbury Administrative office at 9 East Granville Street.

All interested persons are invited to attend the hearing virtually and testify as to their opinions on the rezoning. Those interested in providing their opinion in that way should send an email to [spyles@sunburyvillage.com](mailto:spyles@sunburyvillage.com) indicating their name, address and their desire to provide opinions on this matter by June 26, 2020. On the subject line please use "Public Hearing – Code Amendment". Those that register will be sent an access link for the meeting.

For interested persons who are unable to testify virtually using their own equipment, they may testify in person at the Sunbury Town Hall, 51 E Cherry St.

At the conclusion of the public hearing the matter will be considered by the Sunbury Planning and Zoning Commission and referred to Sunbury Council for further determination.