

RECORD OF PROCEEDINGS

Minutes of

American Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held 6:30 PM Tuesday, February 25 20 2020

Hearing Recorded

Hearing requested by Rick Michael, 2675 N. West St., Lima, OH. Tax Map# 36-1304-06-011.000, 36-1304-06-011.001 and 36-1304-06-011.002.

Hearing was called to order with the following members present: Merle Miller, Chairman, Douglass Degen, Joe Guagenti, Mike Sebenoler, and Mindy Schulz.

Chairman Miller said Regional Planning agreed with the re-zoning of the N. West St. properties to B-2.

Chairman Miller asked for anyone for the rezoning to speak.

Mr. Rick Michael, 1603 N. Sugar St., bought the property at 2675 N. West St. assuming the property was zoned correctly for a car lot. He would like for the property to be changed to the B-2 Zoning. He currently has the property up for sale.

Chairman Miller asked if he planned on putting a car lot on all three properties. Mr. Michaels said not really that his health is not good and he plans on downsizing.

Mrs. Rose Phillips, 2486 N. McDonald, had some questions on the rezoning. First she wanted to know which three properties Mr. Michaels had purchased. The Board showed Mrs. Phillips a map. There is a wooded lot at the corner of her property which she wanted to know who owned it and was it a part of Mr. Michaels property. They told her that it was not a part of what Mr. Michaels owned. She wanted to know what type of business could be in a B-2. The Board said a car lot, car repair shop, restaurants, car wash, etc. it does not include manufacturing type of business's bringing noise throughout the day and night. She also wanted to know that if the property was sold would it remain a B-2. Mr. Guagenti said it will remain a B-2.

With no further discussion Chairman Miller asked for a motion. Mr. Guagenti made a motion to change the proposed property from B-1 to B-2. Mr. Sebenoler seconded. Roll Call: All in favor.

Chairman Miller explained to Mr. Michaels that it still had to go to the Trustees for the final approval and they have 30 days to do so.

Mr. Guagenti made a motion to adjourn the meeting with a second from Mr. Degen. Roll Call: All in favor

Merle Miller, Chairman

Brenda Phillips, Recording Secretary

