

Village of Clarksville
Planning Commission Meeting Minutes
September 19, 2024

The meeting was called to order at 7:05 pm.

Pledge of Allegiance was recited.

Verified there was a quorum.

Commissioners Present: Chairperson John Jewell, Vice Chairperson Alexia Hoffman, Secretary Diane Sheldon, Kaitlin Mossner, Tristen Alderink, also in attendance ZA Derek Byers and village clerk Shari Clark

Public Comment: non-agenda items only. Several people gave public comment concerned about the village not growing and fears of the village main street town center area dying.

Approval of Minutes from 8/15/2024 Motion by Alderink 2nd by Mossner voice vote passed.

Approval of Meeting Agenda: Motion to accept as written by Hoffman, 2nd by Mossner voice vote passed. *(A request to change the agenda was made during preliminary site plan review for 103 S Main Street)*

**Public Hearing: Special Land Use Application – 125 W. Cross St
submitted by Jennifer Allen for E.A. Powersports**

1. Explanation of request by the applicant.

2. Review by planner/professionals. Drive width code is 20ft, property has 19ft 7in. ZA ok'd 19ft 7in.

3. Comments and explanations by applicant. Addressed the meeting with a positive message.

4. Questions by Planning Commission.

5. Responses by professionals and/or applicant.

6. Opening of hearing for public comments. All in comments favor. 1 positive comment, also mentioned no parking on front sidewalk of E.A. Powersports.

7. Close hearing to public comments. All in support.

8. Response by professional and/or applicant

9. Consideration of action by Planning Commission. All in favor.

Motion to approve the special land use application by Alderink 2nd by Mossner voice vote passed.

Unfinished Business

- 1. Review village resident survey:** Discussed changes to the resident survey rough draft.

New Business

- 1. Preliminary Site Plan Review Application – 103 S. Main St - Clarksville Coffee & Real Estate.**

The applicant submitted all required items to planning commission. Application was reviewed. Setbacks were waived. Parking was discussed.

A request to edit this meetings' September 19, 2024 PC agenda to designate this meeting as a Site Plan Review for 103 S. Main St - Clarksville Coffee & Real Estate instead of a preliminary review: In response to number of residents in attendance who also voiced full support of this request. Motion to accept site plan for 103 S. Main St - Clarksville Coffee & Real Estate as written, accepting street parking spots within 500 feet of the building, per section 152.170 (H.4) by Alderink 2nd by Sheldon voice vote passed.

Reports

Ex officio Member – Shari Clark Report was presented.

Zoning Administrator – Derek Byers None

Parks Committee Progress Report – John Jewell Wooden fence in place, Oct 5, 2024 work on wire fencing, volunteers needed.

- 1. Community Events Committee:** None

Commissioner Comments: Look into how the grandfather clause might be used in the future.

Meeting adjourned by chairperson at 8:40 pm

The next planning commission meeting will be held on Thursday October 17, 2024, at 7:00 PM

Prepared by Diane Sheldon Secretary.