

PREBLE COUNTY PLANNING COMMISSION

A G E N D A

April 20th, 2017

7:00 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVE MINUTES

- A. Note receipt and consider approval of minutes as submitted for the March 16th, 2017 meeting.

IV. APPROVE AGENDA

V. OATH OR AFFIRMATION – Audience

VI. REZONING APPLICATION

1. **Case # 1420.** Stephen A. Pope, Agent for Jack & Lois Deem and Scott & Teresa Cordell submitted application to have approximately 20.683 acres, exclusive of road right-of-way, if any, reclassified from Special Use Provision and Agriculture to Special Use Provision. The area of land sought to be reclassified contains approximately 531.9 feet frontage located along the east side of Eaton-Lewisburg Rd., approximately 1210.5 feet northeast of Pymont Rd., Twin Twp., Section 8, Preble County, Ohio. The proposal is to add approximately 12.089 acres of the Deem property to the Cordell's existing 5.000 acre home tract, creating a new 17.089 acre parcel. The remaining 4.006 acre tract belonging to the Deems will be marketed for a single family home.
2. **Case # 1421.** Stephen A. Pope, Agent for Killbuck Valley Farms, LLC submitted application to have approximately 31.09 acres, exclusive of road right-of-way, if any, reclassified from Agriculture to Special Use Provision. The area of land to be reclassified contains approximately 2390.03 feet frontage located at the northwest corner of the intersection of Dove Rd. and Dixon Rd., Dixon Twp., Sec. 4, Preble County, Ohio. The proposal is to separate this land into two tracts so that the east portion, which is nearly all cultivated, can be sold for agriculture use. The remaining 48.8 acres will retain its agriculture classification.
3. **Case # 1422.** Stephen A. Pope, Agent for Trevor J. Robins & Rebecca Myers submitted application to have approximately 2.904 acres, exclusive of road right-of-way, if any, reclassified from Agriculture to Restricted Rural Residential. The area of land to be reclassified contains approximately 209 feet frontage located along the west side of New Market Banta Rd.,

approximately 2721.7 feet south of Lewisburg Ozias Rd., Twin Twp., Sec. 10, Preble County, Ohio. The proposal is for Mr. Robins to purchase 0.5 acres from the abutting tract belonging to Rebecca Myers, increasing his tract size from 2.50 acres to 3.00 acres.

4. **Case # 1423. Stephen A. Pope, Agent for Gary A. & Holly M. Rader** submitted application to have approximately 27.889 acres, exclusive of road right-of-way, if any, reclassified from Agriculture to Special Use Provision. The area of land to be reclassified contains approximately 675.7 feet frontage located along the south side of Somers Gratis Rd., approximately 2290 feet west of State Route 503, Gratis Twp., Sec. 16 & 17, Preble County, Ohio. The proposed use will be the separation of 10.50 acres of land from the west side of the parent for the addition of a new single family residence.
5. **Case # 1424. Stephen A. Pope, Agent for Brenda Hale, Lay Family Farm** submitted application to have approximately 19.674 acres, exclusive of road right-of-way, if any, reclassified from Agriculture to Special Use Provision. The area of land to be reclassified contains approximately 473.2 feet frontage located along the east side of County Highway 227, approximately 2187 feet south of Swann Beatty Rd., Somers Twp., Sec. 21 & 22, Preble County, Ohio. The proposal is to separate off a 20.000 acre parcel from the family farm for personal use. No improvements are proposed however a new home is considered in the future.
6. **Case # 1425. Stephen A. Pope, Agent for Hake Properties, LLC & Shelley Marie Barney** submitted application to have approximately 41.515 acres, exclusive of road right-of-way, reclassified from Special Use Provision to Special Use Provision. The area of land to be reclassified contains approximately 2760 feet frontage located at the northeast corner of the intersection of US 127 and Kayler Rd., Washington Twp., Sec. 14, Preble County, Ohio. The proposal is add to the 5.185 acre tract, 3.667 acres from the 37.116 acre tract, enlarging their tract to an 8.862 acre parcel and leaving the remaining tract as 33.314 acres, with no improvements proposed.
7. **Case # 1426. Douglas E. Kramer, Agent for Charles & Lois Roberts** submitted application to have approximately 30.594 acres, exclusive of road right-of-way, if any, reclassified from Agriculture to Special Use Provision. The area of land to be reclassified contains approximately 1350 feet frontage located along the north side of Douglas Rd., Somers Twp., Sec. 29, Preble County, Ohio. The proposal is to divide off two 5.0 acre tracts from the west side of the 30.594 acre tract and south side of the 5.004 acre tract. The remainder of the 30.594 acres will be combined with the remainder of the 5.004 acre tract to create a 25.6 acre parcel and the use will remain the same.
8. **Case # 1427. Douglas E. Kramer, Agent for Dan & Betty Proctor** submitted application to have approximately 16.492 acres, exclusive of road right-of-way, if any, reclassified from Agriculture to Special Use Provision. The area of land to be reclassified contains approximately 715 feet frontage located along the north side of Lexington Rd., approximately 2100 feet west of Washington Twin Rd., Washington Twp., Sec. 25, Preble County, Ohio. The proposal is split the existing 16.492 acre tract into three separate tracts. The result will be three new tracts of 5.2, 5.3 and 5.9 acres.

VII. OTHER BUSINESS

VIII. DIRECTOR'S REPORT

Final decisions on previous cases:

*Case 1416 Jack & Amy Ebersole 6.004 acres A & RR to SUP
PC approve 7-0 ZC approve 5-0 CC approve 3-0*

*Case 1417 Janet L. Langford 5.923 & 1.209 acres RR to SUP & RR-1
PC approve 7-0 ZC approve 5-0 CC approve 3-0*

IX. ADJOURNMENT