

**MINUTES OF THE REGULAR MEETING OF THE EATON PLANNING, ZONING
AND BUILDING BOARD OF THE CITY OF EATON, OH, HELD IN COUNCIL
CHAMBERS OF THE MUNICIPAL BUILDING AT 6:00 P.M., ON TUESDAY,
APRIL 8, 2025**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, April 8, 2025 , at 6:00 p.m.

The roll was called and the following were found to be:

Present: Dave Daily
 Tim Lane, Chairman
 John Ott
 Manfred Treitmaier
 Paul Schaeffer
 Gary Wagner, Vice Chairman
 Mayor Venable

Absent: None

Also in attendance was Brad Collins City Manager, Joe Ferriell Assistant City Manager, Jaclyn Erbaugh Building Technician and Ryan Brunk Law Director.

MINUTES

Mr. Schaeffer moved to approve the Minutes from the regular meeting held on Tuesday, March 11, 2025. The motion was seconded by Mr. Ott and passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Wagner, Venable, (7)

Nays: None (0)

OATH

The Secretary administered the Oath to the members of the audience who wished to address the Board.

MJSP-25-02

**MAJOR SITE PLAN APPLICATION – MIAMI VALLEY VISION CARE, KARL HOFMANN, O.D.,
AGENT KRAMER AND ASSOCIATES -309 EATON LEWISBURG ROAD, PART OUTLOTS 162
& 165, EATON, OH – ADDITION TO EXISTING BUILDING**

At this time, Chairman Lane opened the Public Hearing. The current Zoning of the property is O/I, Office and Institutional District. Applicant, Karl Hofmann and Agent, Doug Kramer were present to represent the Application. Mr. Kramer went over the planned addition and parking proposal. The Board had a few questions regarding drainage and Mr. Kramer gave adequate explanations. The Public Hearing was closed at this time.

Mr. Ferriell advised that Staff has no issues with the Application.

Mr. Wagner moved for approval of MJSP-25-02, as it meets all requirements set forth in section 1115.08 of the UDO. Mayor Venable seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Wagner, Venable, (7)

Nays: None (0)

OLD BUSINESS

Mr. Ferriell advised that the Applicant from MJSP-24-04, 1213 E. Main Street, Eaton, Ohio, obtained the Building Permit on 4/8/25. The work should begin soon on the new Service Station and Drive Thru.

NEW BUSINESS

None

ADJOURN

Mayor Venable moved to adjourn. Mr. Treitmaier seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Wagner, Venable, (7)

Nays: None (0)

SS Amy C. Napier, Secretary

SS Tim Lane, Chairman