

**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,  
MAY 13, 2025**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, May 13, 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

Absent:         Mayor Venable

Also in attendance was 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, April 8, 2025. The motion was seconded by Mr. Ott and passed as follows:

Ayes:    Daily, Lane, Ott, Schaeffer, Treitmaier, Wagner (6)  
Nays:    None (0)

**OATH**

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

**PB-25-01**

**CONDITIONAL USE APPLICATION – LOTUS STORAGE LLC, DBA CHEROKEE SELF STORAGE, BY KRAMER & ASSOCIATES, LLC. – 700 SOUTH BARRON STREET, PART OUTLOT 133, EATON, OH – SELF SERVE STORAGE FACILITY**

At this time, Chairman Lane opened the Public Hearing. The current Zoning of the property is C-1, General Commercial District. Doug Kramer of Kramer and Associates, along with Mark Shawver of Cherokee Self Storage were present to represent the Application. Mr. Kramer presented the Board with the overview of the planned Self-Serve Storage Facility, which is permitted as a Conditional Use in the C-1, General Commercial District. He gave details on the layout, landscape, lighting and drainage. He also advised that Lotus Storage LLC., DBA Cherokee Self Storage are looking into purchasing the land owned by Cincinnati Bell and will then have additional areas to reconfigure the detention ponds on the properties.

Joe Renner of 528 South Barron Street voiced his concerns to the Board regarding the drainage situation. He advised that he is okay with this type of business going in the location, however, the drainage issues that occur now will increase with this proposed business on the property. He

wanted to make sure that this will be addressed properly so that his driveway will not be washed out with additional drainage from the property. He also advised that the current water that drains under his driveway comes from across ST RT 127 at Steinke Tractor and then ends up in the yard of SVG Motors.

The Public Hearing was closed at this time.

Mr. Ferriell advised the Board that the drainage issues are being looked into by City Consultant, Steve Simmons. These will be addressed on the Major Site Plan Application that will be tabled due to this issue.

Mr. Wagner moved to approve the Conditional Use Application **PB-25-01** as it meets all requirements set forth in sections 1107.03 and 1113.01 of the UDO. Mr. Ott seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Wagner (6)

Nays: None (0)

**MJSP-25-03**

**MAJOR SITE PLAN APPLICATION - LOTUS STORAGE LLC, DBA CHEROKEE SELF STORAGE, BY KRAMER & ASSOCIATES, LLC. – 700 SOUTH BARRON STREET, PART OUTLOT 133, EATON, OH – SELF SERVE STORAGE FACILITY**

At this time, Chairman Lane opened the Public Hearing. The current Zoning of the property is C-1, General Commercial District. Doug Kramer of Kramer and Associates, along with Mark Shawver of Cherokee Self Storage were present to represent the Application.

It was previously determined that this item will be tabled for further Staff and City Consultant review of the drainage situation.

Mr. Daily moved to Table the Major Site Plan Application **MJSP-25-03** by Lotus Storage LLC., DBA Cherokee Self Storage. Mr. Schaeffer seconded the motion which passed as follows:

Ayes: Daily, Lane, Ott, Schaeffer, Treitmaier, Wagner (6)

Nays: None (0)

**OLD BUSINESS**

None

**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)

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SS Amy C. Napier, Secretary

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SS Tim Lane, Chairman