

**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,
JULY 8, 2025**

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

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

Present: Dave Daily
 Tim Lane, Chairman
 Manfred Treitmaier
 Paul Schaeffer
 Gary Wagner, Vice Chairman

Absent: John Ott
 Mayor Venable

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

MINUTES

Mr. Wagner moved to approve the Minutes from the regular meeting held on Tuesday, May 13, 2025. The motion was seconded by Mr. Schaeffer and passed as follows:

Ayes: Daily, Lane, Schaeffer, Treitmaier, Wagner (5)
Nays: None (0)

OATH

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

MJSP-25-04

MAJOR SITE PLAN APPLICATION – WHITEWATER CONSTRUCTION, BRETT ROLAND FOR COMMUNITY OF FAITH – 522 EATON LEWISBURG RD, PART OUTLOT 87, EATON, OH – CONSTRUCT AN 11,000 SF. CHURCH BUILDING

At this time, Chairman Lane opened the Public Hearing. Brett Roland of Whitewater Construction was present to represent the Application for Community of Faith. The current Zoning of this property is C-2, Community Commercial District. Mr. Roland explained to the Board that the Community of Faith have been using space at the Preble County YMCA for the past eight or nine years for their services in the Eaton area. They have now purchased the property in question and are proposing to construct an 11,000 sf. Church on the property.

Kyle Smith of 405 Eaton Lewisburg Rd, addressed the Board to ask that there not be any changes to the intersection of Aukerman St. and Eaton Lewisburg Rd. He expressed that changing anything at the intersection, for example adding a four-way stop or adding a traffic light would create problems for the residents in the area while entering and exiting their driveways. Mr. Ferriell advised that

there will be no change to the flow of traffic and that this should only be in use during Church Service on a few days a week.

The Public Hearing was closed at this time.

Mr. Ferriell advised that City Staff has reviewed and are fine with the application. The Board questioned if the sidewalk will be along the entire frontage of the property and Mr. Ferriell advised that it does show it that way, however, they were thinking it could possibly stop at the Southwest side of the drive on Eaton Lewisburg Road since there will be an open field to the Northeast of the drive. The Board discussed this and decided that it should be continuous along the frontage since that is a requirement in the UDO and all other businesses have been held to this requirement.

Mr. Wagner moved to approve MJSP-25-04 as presented as it meets all requirements set forth in section 1115.08 of the UDO. Mr. Schaeffer seconded the motion which passed as follows:

Ayes: Daily, Lane, Schaeffer, Treitmaier, Wagner (5)

Nays: None (0)

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURN

Mr. Daily moved to adjourn. Mr. Schaeffer seconded the motion which passed as follows.

Ayes: Daily, Lane, Schaeffer, Treitmaier, Wagner (5)

Nays: None (0)

SS Amy C. Napier, Secretary

SS Tim Lane, Chairman