

**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,
OCTOBER 14, 2025**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, October 14, 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
 John Ott
 Mayor Venable
 Gary Wagner, Vice Chairman

Absent: Paul Schaeffer

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

MINUTES

Mr. Wagner moved to approve the Minutes from the regular meeting held on Tuesday, July 8, 2025. The motion was seconded by Mr. Daily and passed as follows:

Ayes: Daily, Lane, Treitmaier, Wagner (4)
Nays: None (0)
Abstain: Ott, Venable

OATH

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

PB-25-02

CONDITIONAL USE APPLICATION – LOTUS STORAGE LLC, DBA CHEROKEE SELF STORAGE, BY KRAMER & ASSOCIATES LLC – 0 SOUH BARRON STREET, MID PART OUTLOT 133, EATON, OH – SELF-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 a reminder of the planned Self-Serve Storage Facility, which is permitted as Conditional Use in the C-1, General Commercial District. He advised that Lotus Storage LLC., DBA Cherokee Self Storage are in the process of purchasing the land owned by Cincinnati Bell and this Conditional Use is for that said property. The Conditional Use, **PB-25-01**, was approved in May of 2025 and this Conditional Use, **PB-25-02**, represents the parcel that is currently in the process of being purchased from Cincinnati Bell. This will allow Cherokee to incorporate more units and the entry/exit will be on Frizzell Ave and not South Barron Street, thus causing less interruption in traffic flow on South Barron Street.

Mr. Wagner questioned what the hours of operation will be once the Facility is operating. Mr. Shawver advised that it is their standard practice to have the Facility open from 6:00 a.m. to 10:00 p.m. daily. Mr. Wagner would like to include this time frame in the decision of the Board. The Public Hearing was closed at this time.

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

Mr. Wagner moved to approve Application **PB-25-02**, as presented as it meets all requirements set forth in Sections 1107.03 and 1113.01 of the UDO, with the stipulation that the operating hours be 6:00 a.m. to 10:00 p.m. daily. Mr. Ott seconded the motion which passed as follows:

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

Nays: None (0)

Mayor Venable moved to extend the time frame for Application **PB-25-01** to run concurrently with **PB-25-02**, as they are part of the same project. Mr. Ott seconded the motion which passed as follows:

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

Nays: None (0)

MJ-25-01

MINOR SUBDIVISION APPLICATION – ST. MARY’S DEVELOPMENT CORPORATION FOR PREBLE COUNTY COUNCIL ON AGING – 800 EAST ST. CLAIR STREET, OUTLOTS 147, 148, 149; 710 EAST ST. CLAIR STREET, LOT 1177; 0 NATION AVE, N. PART LOT 1115, EATON, OH – LOT SPLIT FOR ELDERLY HOUSING DEVELOPMENT

The Public Hearing was opened at this time by Chairman Lane. The current Zoning of the listed property is R-1B, Suburban Residential District. Denise Blake of St. Mary’s Development Corporation and Daniel Foes of Choice One Engineering were present to represent the Application. Denise Blake explained that Preble County Council on Aging is the owner of all property involved in the Lot Split and Elderly Housing Development. She advised the reason for the split is to encompass all land that will be involved in the building process for the Elderly Housing Development to obtain funding for the project. She advised that the land will not be sold or used for any other purpose.

Neighboring Property Owner, Jake Earley, at 623 East Main Street, approached the Board with concerns that this Lot Split will be in violation of the Deed Covenant that was issued when the property was sold to Preble County Council on Aging. Law Director, Ryan Brunk, advised that Covenant is between the grantee and grantor and does not involve the City as to legal actions. Therefore, approving or denying the Lot Split should not be based on the Covenant listed on the Deed of the property in question.

Chairman Lane closed the Public Hearing at this time.

Mr. Ferriell advised that City Staff has no issue with the Application as presented.

Mayor Venable moved to approve Application **MJ-25-01** as presented, as it meets all requirements set forth in Section 1115.07 of the UDO. Mr. Ott seconded the motion which passed as follows:

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

Nays: None (0)

MJSP-25-05

MAJOR SITE PLAN APPLICATION - MARY’S DEVELOPMENT CORPORATION FOR PREBLE COUNTY COUNCIL ON AGING – 800 EAST ST. CLAIR STREET, OUTLOTS 147, 148, 149; 710 EAST ST. CLAIR STREET, LOT 1177; 0 NATION AVE, N. PART LOT 1115, EATON, OH – ELDERLY HOUSING DEVELOPMENT

The Public Hearing was opened at this time by Chairman Lane. The current Zoning of the listed property is R-1B, Suburban Residential District. Denise Blake of St. Mary’s Development Corporation and Daniel Foes of Choice One Engineering were present to represent the Application. Denise Blake explained that Preble County Council on Aging is the owner of all property involved in the Elderly Housing Development. She advised that the proposal is for a 43-unit, three story Senior Living Building with an elevator. All units will be one-bedroom. There will be an on-site manager and a full-time resident services coordinator. This building will be completely ADA accessible. She also advised that all requirements of the UDO have been followed.

Neighboring Property Owner, Jake Earley, at 623 East Main Street, approached the Board with concerns regarding the detention/retention ponds and drainage proposal, parking and parkland requirements. Law Director, Ryan Brunk, advised that the proposed drainage on the Site Plan has been approved by the City Engineering Consultant, Steve Simmons, and therefore meets the requirements of the UDO. He also advised that the parking is adequate

with 34 regular and 7 handicap for a total of 41 spaces and that the Parkland requirement is frequently waived with adequate landscaping on Major Site Plan Applications.

Chairman Lane closed the Public Hearing.

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

Mr. Ott moved to approve Application **MJSP-25-05** as presented, as it meets all requirements set forth in Section 1115.08 of the UDO. Mr. Daily seconded the motion which passed as follows:

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

Nays: None (0)

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURN

Mayor Venable moved to adjourn. Chairman Lane seconded the motion which passed as follows:

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

Nays: None (0)

SS Amy C. Napier, Secretary

SS Tim Lane, Chairman