

**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,
MARCH 11, 2025**

The Eaton Planning, Zoning and Building Board met in regular session in Council Chambers on Tuesday, March 11, 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 and Ryan Brunk Law Director.

MINUTES

Mr. Ott moved to approve the Minutes from the regular meeting held on Tuesday, January 14, 2025. The motion was seconded by Mr. Schaeffer 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.

MR-25-01

MINOR SUBDIVISION APPLICATION – REGENCY EATON, LLC. – 1607 NORTH BARRON STREET, E PT OUTLOT 81 PLUS OUTLOT 187 PLUS W PT LOT 1650, EATON, OH – LOT SPLIT

Chairman Lane opened the Public Hearing at this time. The current zoning of the property is C-1, General Commercial District. Bret Sermersheim of Morley Architects, Engineers and Surveyors was present to represent the Application. He explained that the owner would like to do a lot split to allow them to sell the new lot for Commercial Business Use. He advised that he does not have the specific details at this time but it could possibly be an automotive service or food service that is interested in purchasing the lot. This lot will be approximately .753 acre off the Northwest corner of Outlot 81.

The Board had questions concerning drainage detention. Mr. Sermersheim advised that they will have cross-access agreements to include the maintenance of all parking, detention, easements, etc., when selling the lot. Chairman Lane closed the Public Hearing.

Joe Ferriell advised that City Staff has no issue with the application.

Mr. Ott moved to approve MR-25-01, as presented, as it meets all requirements set forth in Section 1115.07 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

The new Gas Station/Drive Thru on East Main Street will begin work soon.

NEW BUSINESS

None

ADJOURN

Mayor Venable moved to adjourn. Mr. Ott 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