

**PUBLIC HEARINGS No. 2  
CLYDE CITY COUNCIL  
REZONING OF PROPERTY**

Clyde City Council held Public Hearing No. 2 at 6:53 p.m. on Tuesday, August 4 in Council Chambers, 2<sup>nd</sup> Floor of the Clyde Municipal Building, 222 N. Main Street, Clyde, Ohio, to hear the request of the N.E.W. Builders (Stephen Wyant) to rezone part of Outlot 42, Parcel No. 326000004200 totaling 4.5881 acres, on Mason Street in the City of Clyde from (R-3) Multi-Family Residential to (C-2) General Commercial.

**Roll Call.**

**Present:** Member of Council - Gary Beamer  
Mayor - G. Scott Black  
Member of Council - Kenneth Dick  
Vice Mayor - Carolyn Farrar  
Member of Council - Steve Keegan  
City Manager - Paul Fiser (Not voting)  
City Solicitor - Zachary J. Selvey (Not voting)  
Clerk of Council - Janet Dickman (Not voting)  
Deputy Clerk of Council & Admin. Secretary - Sharon Smith (Not voting)

**Absent/**

**Excused:** Finance Director - Craig Davis

Visitors signing in can be referenced in the Record Book Supplement.

Mr. Winke reported that this zoning change request was also discussed at another public hearing during the Planning Commission meeting on 7/2/15. Eleven certified letters were sent with one being returned. Eight regular letters were sent. Several residents attended the meeting, with their questions and answers being discussed. Some residents are against anything being done with the lot, however, Mr. Winke has not received any calls or comments following that meeting. The Planning Commission recommends changing the zoning from R-3 to C-2 to allow for a personal storage business.

Mr. Keegan has reviewed the minutes from the Planning Commission meeting. He noted that there has been a problem with water laying at the property and he questioned if fill dirt would be brought in. He shared information about a subdivision in Clyde that had trouble with standing water, but when they brought in fill dirt they raised the area higher than the surrounding properties; therefore, the water would run off that property but flood the properties behind it.

Mr. Wyatt has been building for forty years and has a respectable record. He has built 29 condos and many houses and has never had a problem with drainage. He stated that Woodland Estate property previously had enough water to be a pond, but now there are beautiful condos there with proper drainage. He feels he has always done everything the right way. He stated there is a huge drain tile at the west end of Hamer Street that will be big enough to handle any water.

With the current R-3 zoning he had a company who wanted to build a 36-unit low income housing complex if they were able to get HUD funding. However, Mr. Wyatt thought about what would be best for the residents in that neighborhood – low income housing (that would have an increased amount of traffic in the area) or storage. He feels the current zoning is not in the best interest of the city. Mr. Wyatt originally was going to build starter homes, but then the market went bad. There have been only three new home permit requests this year, and the market is not there for housing. He feels the best option is for the personal storage units, which would not involve a large increase in traffic to the neighborhood. He stated there will not be a drainage problem, and along Mason Street there is an eleven foot deep storm sewer. Mr. Wyatt is not sure yet if he will be the builder for the property after it is sold, but he confirmed that the interested buyer wants to build personal storage units.

Mr. Beamer questioned if the rezoning could be revoked if it is not used specifically for a personal storage business. Would the zoning for personal storage be tied to the lot (yes, a request for rezoning would be needed if the property would be used for something else).

Mrs. Farrar questioned how many personal storage units are planned (current buyer is planning for 40 units, but the size(s) of the units is unknown). Mr. Wyatt repeated that he had an offer for to use the property for low income housing, but he does not feel that would be in the best interest of the city. He stated that the property is going to be sold and used for something.

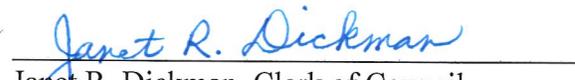
Mr. Dick requested clarification if the storage units would only be for personal storage or if a small manufacturing business could store items there (no, these types of storage units would not be made for any type of manufacturing use). He questioned if the property would be fenced around the storage units (yes, per zoning requirements).

Mayor Black noted that the Planning Commission heard all of the information related to this zoning request (it was clarified that Mr. Wyatt's wife attended the Planning Commission meeting, in his absence). Mayor Black feels it is the Planning Commissions job to review all the facts, and if they recommend approving the zoning change request they Council should follow the Planning Commission's recommendation.

**ADJOURNMENT**

Mayor Black announced that this public hearing adjourned at 7:08 p.m.

  
G. Scott Black, Mayor

  
Janet R. Dickman, Clerk of Council

CLYDE CITY COUNCIL  
VISITOR SIGN-IN

DATE: Tuesday 8-4-15 Regular Session

1. John W. Schaeffer
2. Jerry Gish
3. John Parks
4. A. J. DeBor
5. Gary Smith
6. JW Brewer
7. John Courtney
8. Lynn Witte
9. John Witte
10. ~~Stephen~~ [unclear]
11. Seth Weber
12. \_\_\_\_\_
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