

City of Sunbury
Planning and Zoning Commission
February 27, 2023

Call to order- Mayor Joe St. John called the Sunbury Planning and Zoning meeting to order at 6:30 p.m. on February 27, 2023. The meeting was started with a moment of silent prayer and the pledge of allegiance.

Roll Call- Those answering roll call: Joe St. John, Cindi Cooper, Debra Miller, Joe Gochenour and Rick Ryba. John Lieurance was absent. Also, present Solicitor Vic Whitney, City Engineer Wes Hall, City Administrator Steve Pyles and Zoning Officer Alex Nelisse-Blankenship.

Public Hearing - 345 McGill Street (aka Fun in the Jungle) - Conditional Use

Vic Whitney asked anyone wanting to speak to stand and be sworn in, everyone wishing to speak stood and were sworn in.

Mr. Whitney entered in Exhibits for the record.

Brent Fenstermaker, applicant an owner of the property came forward. They are purchasing this address for their offices/warehouse with a small customer space.

Mr. Whitney entered in all exhibits.

Mayor St. John asked for any other visitors that wished to speak, no one came forwards.

Mayor St. John motions to close the public hearing, motion seconded by Rick Ryba. Upon roll, 5 yeas public hearing closed.

Commission Review - 343 McGill Street (aka Fun in the Jungle) - Conditional Use

The applicant has requested a conditional use for parcel # 41714410005000 from Recreational and Retail to Warehouse, Office, and Retail.

Applicant Presentation

Applicant corrected the address from 343 to 345 McGill St.

Staff Report

Mr. Pyles went over the application, the conditional use of the property now, and the advantages and disadvantages of rezoning or not.

Comments or Questions

Mr. Gochenour asked the applicant about fencing the property, and the applicants plan for entry way from McGill or Walnut St.

Commission Action

Motion to approve the approve the conditional use of 345 McGill St. made by Mr. Ryba, motion seconded by Mrs. Cooper. Upon Roll 5 yeas

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Visitors

Chad Roberts owner of the business at 499 Commerce Dr. addressed the commission with issues regarding the usage of his commercial property, and the screening requirements. Mr. Whitney advised Mr. Roberts and the commission of the ongoing issue that is taking place, and advised that the commission is not authorized to answer the questions that were being asked. He assured there is a response to his latest communications with city staff and will be given to him through the proper channels.

Motion to Approve Minutes

Approval of Minutes tabled until next meeting.

Zoning Report

Mr. Nelisse- Blankenship gave the Commission an update on this report, and what he has been working on within the community. He went over permits, new construction, and possible violations that he is currently working on.

Discussion/New Business

Mr. Pyles went over the rules draft that was presented and asked the Commission to go over them to be discussed at the next meeting in March.

Adjournment - Next Meeting Date: March 28th, 2023

Motion to adjourn by **Ryba**, seconded by **Gochenour**. Upon roll, 5 yeas, meeting adjourned 7:02 pm.