

**Village of Mantua**  
**Planning Commission Meeting Minutes**  
**Wednesday, October 4, 2023, 6:30 P.M.**  
**Mantua Village Hall**  
**4650 W. High St.**

**I. Pledge of Allegiance**

**II. Roll Call**

**Members Present:** John Clark, Mayor Linda Clark, Steve Thorn, Wes Hawkins

**Others Present:** Chuck Petersen Councilman, Ryan Klemm Village Administrator, Michele Stuck Village Solicitor

**III. Motion**

- Motion to excuse member Tammy Meyer due to sickness made by Wes, 2<sup>nd</sup> Mayor, all ayes
- Motion to approve minutes from September 6, 2023 made by Wes, 2<sup>nd</sup> Mayor, all ayes.

**IV. New Business**

- **New Village Center-** John initiated the discussion to limit size of Village Center. The following changes were discussed and proposed:
  - i. Main St, East side bounded by the river on the South and Mill St on the North: the 3 landlocked ODNR parcels with river access changed to OC, and the remaining parcels changed to Commercial.
  - ii. Main St. West side bounded by Orchard on the South and Mill on the North: the 6 parcels south of the trail parking lot parcel changed to Industrial.
  - iii. Main St, East side bounded by Mill St on the South and E Prospect on the North: The 4 lower parcels with Mill St frontage changed to Commercial.
  - iv. Main St, West side bounded by Mill on the South and W Prospect on the North: the Shuss parcel is currently split by 2 zones: the East parcel changed to R-2.
  - v. The 2 blocks bounded by E Prospect, Second and Franklin: all parcels changed to R-2.
  - vi. The block bounded by E Prospect, First, Franklin and Second: all parcels except the stable property changed to R-2.
  - vii. The block bounded by W Prospect, Maple, Franklin and Main: All parcels with Maple St frontage changed to R-2, with the exception of the oddly-shaped Vechery parcel. It is split horizontally to isolate the driveway and upper yard, which changed to R-2, leaving the garage and building in VC. On the N side of the block, the 2 Love parcels (4644) changed to R-2.
  - viii. The block bounded by E Franklin, Herald, High and E Prospect: all parcels changed to R-2.
  - ix. The block bounded by E Franklin, First, High and Second: all parcels changed to R-2.
  - x. The block bounded by W Franklin, Maple, High and Main: All parcels with frontage on Maple changed to R-2. The Belter parcel (4639) with only frontage on Franklin, and the Demma parcel (4640) with only frontage on High both changed to R-2.
  - xi. The block bounded by High, Main, Walnut and Herald: all the parcels previously part of VC changed to R-2.
  - xii. The block bounded by Walnut, Main, Woodford and Herald: all the parcels previously part of VC changed to R-2.

- xiii. Main St, East side, north of Woodford: TBD
- xiv. Main St, West side, north of High: TBD

We will need Regional Planning to draft us a new map. All affected residences will need to be notified; Michele will begin collecting parcels and addresses. Michele confirmed that tax status is not affected by zoning, nor is low-income status. For business whose parcel is changing to R-2, they are grandfathered in, until the business is vacated for 2 years, after which it reverts to residential.

The remaining parcels indicated TBD above will be discussed at the next meeting.

**V. Motion to Adjourn:** at 7:50 P.M. 1<sup>st</sup> by John, 2<sup>nd</sup> Wes, all ayes.