

**CITY OF YORK PLANNING COMMISSION**

JANUARY 11, 2022

5:15 O'CLOCK P.M.

PRESENT Heskett, Runge, Riley, Ronne, Northrop, Stephens, McDougall and Hitz.

ABSENT Nickel

OTHERS Charley Campbell, Amanda Ring, Sue Crawford, Dan Aude, James Paul, Lisa Hurley and John Mayberry.

Chairperson Stephens presided and advised that the Open Meetings Act is on the east wall of the Council Chambers.

**MINUTES**

Hitz moved and McDougall seconded that the Minutes of the December 7, 2021 meeting be approved.

Roll Call Vote: Ayes: Heskett, Runge, Riley, Ronne, Northrop, Stephens, McDougall and Hitz. Nays: None. Absent & Not Voting: Nickel. Motion Carried.

**DISCUSSION ON ZONING BUILDING REGULATIONS FOR 'SHOUSES'**

Aude brought this to the commission to start considering because there have been inquiries regarding 'shouses' (shop+house). Currently there is nothing in code that states yes or no for these structure types. He presented information from Waverly regarding their stipulations on these types of buildings and how they restrict what the exterior appearance can be. There was a lot of discussion regarding these being considered a primary residence and how they would have to follow height and set-back requirements along with any other ordinances currently in place. Percentage of livable space versus storage space was also talked about going along with accessory building size requirements and whether that would need to be followed.

Lisa Hurley spoke regarding the matter. She stated these types of houses were gaining popularity and that she was in support of them as long as it fit building codes and the characteristics of the neighborhood. John Mayberry stated that he would like to build this type of structure on the west side of town. He stated he was hoping to build a 60'x100', or if he had to downsize, a 60'x40'. His goal was to get all of his possessions housed in his building. James Paul stated that he believes the City of Columbus allows shouses. He also said that the energy factor would have to be looked at when it comes to building permits.

**REVIEW AND DISCUSS CHAPTER 27 ORDINANCE**

Recommendations were brought to the commission by the City Attorney for updates to the Chapter 27 ordinances to provide conformity with the state statutes. Sections 27-17 through 27-35 were discussed.

Following discussion, McDougall moved and Hitz seconded that the recommendations be taken to the Ordinance Committee for review.

Roll Call Vote: Ayes: Heskett, Runge, Riley, Ronne, Northrop, Stephens, McDougall and Hitz. Nays: None. Absent & Not Voting: Nickel. Motion Carried.

#### ADJOURNMENT

There being no further business to come before the Planning Commission the Chairperson adjourned the meeting, the time being 5:47 o'clock p.m.

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Amanda Ring, City Clerk