

VILLAGE OF HASKINS PLANNING COMMISSION

Minutes of the December 5th 2017 meeting 7PM

Attending Members: Mayor Heft, Carl Carter, John Eggenton, Phil Tipton

Alternant Member: John Eggenton

Zoning Inspector: Ed Jacobs arrived @7:15PM

Absent: Fred Bordner and Keith Hollicker

Visitors: Mike Richardson, Tony Johnson, Nancy Perry, Annette Prehn, Eric Prehn, Bob Gage, Joe Johnson, Amanda M. Eggenton, Ron Timko, Preston and Marissa Shank, Bella Wright, Jason Vogelsong, Cheri Kent, Kraig Kent, Al Mascsak, Jim and Charlotte Long, Nick Bradley, Lisa Grimmer, Hayle Grimmer, Hellen Bonnough, Sally Koenig, Amy Farmer, Mr. Burdnt

Minutes as submitted by Lisa D. Heft, these minutes where recorded and on Facebook Live:

- Brad Heft called this meeting to order at 7PM with the clerk-calling roll and following members absent, Hollicker and Bordner. The Mayor suggested some ground rules allowing everyone one chance to speak and have an opinion and reminding those in attendance to be respectful.
- The floor was turned over to the people representing the Dollar General Site Plan. Tony Johnson spoke as the attorney representing with Bob Gage of GBT Reality and Joe Johnson.
- Tony Johnson stated that the Dollar General Site plan meets the permitted use plan as stated in the village zoning code as a small business. Mr. Johnson quoted the Wall Street Journal concerning Dollar General and pointed out the Haskins residents now either have to go to Waterville or Bowling Green for basic needs. Dollar General is thinking of the older residents, there is limited competition, and that DG will be a good neighbor. Dollar General will bring tax income and jobs and that this site plan follows the rules that the village has put in place and this is mandatory that the village approves this site plan. Mr. Johnson stated this would be new more modern and not a “janky” looking business.
- Mike Richardson spoke stating that Dollar General is not a “small local business” according the village zoning code, as the business does not determine the needs. A survey was done stating that 88% of

the residents in Haskins does not want a Dollar General in town. Other object able influences and that DG is not independently owned and operated as stated in the village's C1 neighborhood commercial definitions. Mr. Richardson read Section 509.1 (B) the overlay district, which is to preserve and enhance, DG does not do this. The permitted along with the sign or the lights the building does not qualify. Mr. Richardson stated that the Wall Street Journal is a pro-business paper with DG being a large company coming into a small town. The board members for the village need to interoperate Section 110 and rule in favor of the town.

- Eric Prehn stated that looking at the permitted use for this zoned property this DG does not fit.
- Amy Farmer asked if DG was going to be a good neighbor as they were to Whitehouse Ohio.
- Marissa Shank owns the house that is located across the street from this proposed Dollar General and read the definition of influence able, objectionable, with some DG selling tobacco, and wine. Ms. Shank had a letter where a DG had sold alcohol to a minor.
- Cheri Kent stated she has special needs children that will live next door to the DG site.
- Rob Wright stated he moved to Haskins 8 years ago because of the small town with the access to the city. He would like to see this property rezoned to residential.
- Jason Vogelsong stated that a survey of residents was done and most do not want the Dollar General in the village. It is his experience that when DG are build they do not use local union people to build these stores.
- Al Mascsak who lives on Yorkshire Drive moved here from California feels the light that will come from DG will be blight and the Traffic on King Road will not be supportive of the heavy traffic.
- John Eggenton who stated could not be part of the Haskins Planning Commission due to signing of the petition that was circulated earlier has several statements. DG has opened 14,000 stores, 509 (I-J), there was not traffic study impact done. The drawing width of the building, the commission was told that it is not safe to have access road off SR64. People may mistake the yellow-lighted sign for a traffic light. Mr. Eggenton distributed information to the commission along with people in attendance of his findings. Mr. Eggenton stated zoning ordinances are in place to protect property with the liberal

construction clause, go to the purpose and intent not to have objectionable influence.

- Mike Richardson stated he moved away from the city and takes offense to the work “Janky” that was used to describe a local business in town, OR’s who has been in the village since 1986 that he supports. Mr. Richardson feels there will be increased crime if a DG comes to town.
- Cheri Kent asked about the police force and stated that she felt the comment of “the village does not have a choice” that the DG attorney made was mean.
- Mr. Johnson asked if anyone else on the commission had signed the “petition”. Mr. Johnson feels this site plan fits the permitted use.
- Mr. Ed Jacobs the village’s zoning inspector stated the site plan does not meet the purpose and intent of the zoning code, the access road does not meet ODOT’s requirements making the driveway in violation.
- **Tipton moved with Carter 2nd to deny the site plan based on what the Zoning Inspector reviewed that was not correct, all yes motion carried.**

- **Tipton moved Carter 2nd to adjourn @ 7:56 PM.**