

**Gambier Village Planning Commission**  
**7:30 p.m. 12-19-23**  
**Regular Meeting Minutes**

Commission members Morgan Giles, Lisa Gichner, Elizabeth Bonaudi and Mayor Leeman Kessler were in attendance. Also in attendance were Village Administrator R.C. Wise, Solicitor Clint Bailey, Jo Goldberger from Kenyon.

- **Call to order:** Chairman Morgan Giles called the meeting to order at 7:30 p.m.
- **Recusals, if any.** None.
- **Swearing in members of the public giving testimony:** Morgan swore in applicant Goldberger.
- **Visitor's Forum** – None.
- **Approval of the 11-21-23 regular meeting minutes.** Elizabeth moved and Lisa seconded a motion to approve the minutes as presented. All approved in a voice vote.
- **Sign Permit Application** – Jo Goldberger informed the Commission that Kenyon wanted to place a sign on the building at 110 Gaskin Ave. The 7-inch black letters would state "The Gambier Deli" and would match the signage on the Kenyon bookstore. Lisa said she thought the sign was very tasteful. She moved and Mayor Kessler seconded a motion to approve the sign permit. All approved in a voice vote.
- **Commission discussion:** - The applicant for the Conditional Use had not arrived yet and members discussed the difference in the new zoning code that says fences are permitted with standards in the table but the text states fences are a conditional use. VA Wise said the zoning consultant who prepared the new code doesn't view it as a conflict because some fences, such as a garden fence or a living fence are permitted without going through a conditional use application. Clint stated it would be better if the table indicated PS or C (Permitted with Standards or Conditional Use). Morgan mentioned that the applicant wants part of the fence to be six feet high while the zoning code limits fences to five feet. Mayor Kessler said the height restriction was carried over from the old code. Lisa stated that a person can typically see over a five-foot high fence. Clint said there is a concern over sight lines and that a conditional use has been required because typically a fence goes right on the lot line. Mayor Kessler said he has called the applicant who will be attending the meeting.

**ZONING INSPECTOR – ZONING REPORT**

- VA Wise said he approved a "Like for Like" application for 106 Meadow Lane. The owners are wanting to design a way to alleviate flooding in the garage. Morgan asked if this was in response to runoff from a neighboring building. Wise said the applicant did not indicate that was the reason for their project.

- **Conditional Use Application:** - Applicant Jennifer Snow arrived at 7:51 p.m. to explain her request to erect a fence on their property at 209 E. Wiggin St. She said she is concerned with the safety of the kids at the Elementary School. She said teachers do not allow them to retrieve the stray balls. Jennifer said she talked with the Principal about the shadow box privacy fence which has both sides that look alike and that there is no "ugly" side. Morgan said the application looks in good order but stated the code limits height to five feet. Jennifer said the fence panels are six-feet high but said they would be willing to keep the height to five feet. Mayor Kessler moved and Elizabeth seconded a motion to approve the fence with the stipulation it not be higher than five feet. All approved in a voice vote.
- **Adjourn** – Morgan adjourned the meeting at 7:56 p.m.