



**CODE ENFORCEMENT REPORT**

There was four (4) zoning violations for the month of April.

Date: 4/12/2023

Address: 277 Chasely Circle

Code Section: 905.02 Obligation of Abutting Owner.

Issue: Sidewalk panels are separated by two inches causing a tripping hazard.

Status: Staff has informed resident of responsibility to maintain the sidewalk abutting their property. Staff will follow up in June to verify that the sidewalk has been repaired.

Date: 4/12/2023

Address: 577 Cardinal Hill Lane

Code Section: The Retreat Development Text Section 5.5

Issue: Residents were riding motocross bikes on the property causing excessive noise and dust on the property.

Status: Staff has been told by the residents that the obnoxious and offensive activity will not continue. Staff will continue to monitor for compliance.

Date: 4/19/2023

Address: 267 Chasely Circle

Code Section: 905.02 Obligation of Abutting Owner.

Issue: Sidewalk panels are separated by two inches causing a tripping hazard.

Status: Staff has informed resident of responsibility to maintain the sidewalk abutting their property. Staff will follow up in June to verify that the sidewalk has been repaired.

Date: 4/27/2023

Address: 8200 Ryan Street

Code Section: 1135.02 – Zoning Certificates Required

Issue: Resident built patio without a permit.

Status: Staff has received a permit application for the patio and is currently under review.

**BOARD OF ZONING APPEALS**

4/6/2023

**VARIANCE REQUEST (2023-06V)**

Applicant: Douglas W. Hill

Location: 9158 Liberty Road

Existing Zoning: R - Residence District

Request: Review and approval of a variance to code sections 1145.34(b)(1) and 1145.34(d) to allow a six-foot privacy fence along the northwestern property line.

Action: Motion for a variance to code section 1145.34(b)(1) to allow a six-foot fence did not pass. Motion for a variance to code section 1145.34(d) to allow a privacy fence without adjacent property owners signatures did pass.

## **PLANNING AND ZONING COMMISSION**

4/12/2023

### FINAL DEVELOPMENT PLAN REVIEW (2023-09FDP)

Applicant: Grand Communities, LLC.  
Location: East Case Avenue  
Existing Zoning: DB - Downtown Business District  
Request: Review and recommendation of approval to City Council of a Final Development Plan for nineteen single-family detached residential homes on 2.43 acres and associated site improvements, including a new public street segment.  
Action: Motion Passed, Approval Recommendation to City Council.

### AMENDMENT TO A FINAL DEVELOPMENT PLAN (2023-12AM)

Applicant: Kontogiannis & Associates  
Location: 10726 Sawmill Parkway  
Existing Zoning: PC – Liberty Township Planned Commercial District  
Request: Review and approval of an amendment to an Approved Final Development Plan to reorient a portion of the previously approved building expansion to the southern portion of the site and a revised parking lot layout.  
Action: Motion Passed, Amendment to the Final Development Plan was Approved.

### Administrative Case (2023-14ADM)

Applicant: City of Powell  
Request: Review and approval of rules and regulations for the Planning and Zoning Commission.  
Action: Motion Passed, the rules and regulations for Planning and Zoning Commission were approved.

## **HISTORIC DOWNTOWN ADVISORY COMMISSION**

*April 2023: Meeting Cancelled*