

Buckeye Lake Village Public Hearing Minutes
Held in Council Chambers, streamed to the Village Facebook page
March 23, 2026

Call to Order: By Council President Tom Wolfe at 6:30p.m.

Roll Call: Present: Don Cable, Kellie Green, Douglas Keener, John Lemmon, Michelle McCormick, Tom Wolfe
Absent: Deb Julian

Staff and Others Present: Linda Goodman, Mayor; Samantha Torres, Clerk of Council; Brad Nicodemus, Solicitor; Kim Littleton, OHM Representative

Public Hearing on the matter of:

Newly Proposed Zoning Code for the Village of Buckeye Lake -

Council President Wolfe explained the format and procedure for the public hearing to all who wished to make a comment. He introduced Kim Littleton from OHM as the lead of putting together this document over almost two and a half years. He also introduced the Solicitor for the village, Brad Nicodemus.

Comments from the public –

Brian Moore - 182 Cranberry Lane – Comments regarding the lakefront neighborhood district, which is currently titled Waterfront Residential and it currently permits low-density residential uses only. This same area is going to be rezoned to lakefront neighborhood which would now permit not only residential but much higher density residential, as well as some commercial uses. Nothing has changed with the area and these areas are currently strictly single-family residential, so this is a pretty significant change. Commercial uses in these neighborhoods, specifically his own, do not seem to be very feasible for keeping the character of this district. If someone comes along and they have enough money to buy up enough lots, they should have to come to be rezoned, not just already fit / be allowed in these areas. Brian had made a public comment back in December for the Planning and Zoning Commission that this is the only residential district that had its maximum building heights limited to 30 feet when all of the other districts were 35 feet. He believed someone had said that was an oversight and that it would be changed but it is not changed and is still 30 feet. He would like to see that the lakefront neighborhood district be limited to residential uses and if there are any commercial uses, at a minimum, those should be conditional uses, but he thinks someone wanting to do commercial should have to get it rezoned.

Casey Clark - 241 Lakeview Drive – The solution she believes to the problem is lakefront neighborhoods should have two separate designations – lakefront neighborhoods west of the North Shore launching ramp (they already have commercial development over there) and lakefront neighborhoods east of the North Shore launching ramp (this is all residential). The comprehensive plan states that lakefront neighborhood is characterized by the clustering of single-family homes with moderate quantities of conservation open space grass. There is no reference to commercial development. This draft states that you can have small commercial and medium commercial property.

Cindy Wolfe - 284 Cranberry Lane – Cindy stated she has to agree with the previous two speakers, especially in their neighborhood. The roads just simply cannot take any additional traffic. So, to add commercial businesses to that area, it is not feasible and not safe for the people who live in the neighborhood. Lots are already too small. Decreasing lot size will increase the density of the area and would make no sense. Anything to do with commercial needs to be deleted from lakefront, especially on the Cranberry Bay side.

Bob Hegedus - 90 Dockside and 42 Islandview. - As he read through the document, some things struck him. Interesting that the lot size was brought down to a very small number, lakefront neighborhood at 5x5 from a setback standpoint. He found 100% lot coverage to be odd. He did not find that in any other zoning district. Other zoning districts were nowhere near that. When he paged down to the bottom schematic labeled Building Typologies, down to the lakefront piece where it says we have duplex building, multi-unit complexes, medium and small retail buildings. He does not understand how we got here from specifically the lakefront neighborhood piece of it or taking the lot sizes down. Does not want it to look like

another Indian Lake where some are built right up next to each other and this seems to take the village down that path. He would like to understand better the reasoning for some of these. His recommendation is to get rid of the 100% coverage, get rid of the halved lot sizes, and take us back to a very simple single-family residential zoning district. He felt that the document was very well laid out with the graphics, terminology, and consistency throughout. Very professionally done.

Peggy Wells - 258 Cranberry Lane - Some corrections are needed in the table of contents page numbers. She likes Casey's suggestion of west versus east side of the boat launch ramps. There seem to be some contradictions. 1040 section 3 under paragraph E: "This lot must be held in separate ownership" - what does that mean? Kim stated it is to protect the lots that are platted there originally. It is also saying that you cannot have two lots together that are still subdivided under the same ownership, they have to be separate ownership. In other words, someone cannot come in and buy two lots and put them under the same ownership, that would not be a legacy lot, it's not the same platted lot that was originally there.

Karen Cookston - 113 Anchors Way - Owns 28 lots that are mostly in urban neighborhood and has interest in lakefront neighborhood and docks as they associate with the Cranberry Bay Homeowners Association. Lakefront neighborhood - east side of launching ramp should be maintained as residential only single-family district which better fits the comprehensive plan and the description of how we originally presented what the lakefront should look like. If you should choose to change that, the building scale standards really do not make sense. 30-foot max, which does not go with anything else and 100% max coverage... 5-foot setbacks on the sides of each lot does not make 100% coverage. One has to prevail; you either let them build line to line or have a 5-foot setback. The two do not entertain each other. Code also has done a division of urban neighborhood. In the urban neighborhood description, the intent is to promote pedestrians, to promote a neighborhood, and to work around our narrow, small, one-way streets and blocks. The intent defines residential yet description has two unit, three-to-eight unit, and conventional use for possibly nine-unit residential spaces on those lots. It continues on that table of the typologies of quite a few business buildings that are identified to be in those areas. When you drive down Union Avenue, developers are building houses that look really good and they are meeting the setbacks of 5 foot.

Kim Littleton - OHM - As far as the height restriction, it is an oversight. 35 feet is fine and can be changed back. In lakefront neighborhood area, as far commercial is concerned, what he sees as a non-residential use would be the civic and institutional use. Typology table needs to be changed. The use table is the one that rules in that case. Typology is just showing what types of buildings the uses can be in. If there is a discrepancy, they will fix it and will just limit to what is in the existing use table. Bob pointed out an item in the introductory paragraph and that the use table mentions two unit and three unit, and so on.

Casey stated need to address separating the lakefront neighborhoods west versus east side of the North Shore ramp.

Kim stated they will go back and take a look at that and the uses that are in there now. If you feel that and council, we will see if that reckons another distinction for neighborhood area. Originally, they looked at it as one lakefront neighborhood and there was some discussion about working on the area that was near the park and adjacent to the core area as being different so that is why they split these two areas off. As far as the housing type – single-family, mostly residential, those areas are the most similar. You get into more mixed uses as you get closer to the core area, so that is the reason why they split them out. They will take a look at those again and see if there are adjustment justifications.

Bob asked about smaller lot sizes.

100% coverage includes building footprint as well as any paving, patios and parking areas. Taking into consideration civic and institution uses. Can change it to 90% lot coverage if council decides.

Kim will go back and take a look at why the lot sizes were changed.

When it becomes a nonconforming situation, the idea is that those lots can stay the way they are, the code standards do not affect them, except when someone comes in and wants to build something. Then depending on what they want to do, we will try to minimize the nonconformities that there are or will be. More maintenance rather than a transformation of neighborhoods.

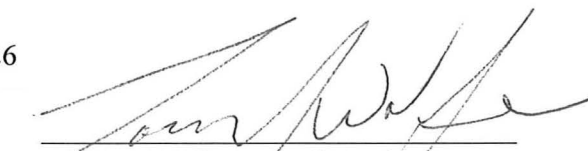
Tim Ryan – 5279 North Bank Road – When we talk about the waterfront neighborhood area, this is not just about east of the boat launch ramp, it is about west of the ramp also. We know we have some commercial there and we want to continue to have some commercial there but we also want to limit it because we have a lot of residential and we want to keep the residential there and protect the residential. So when we talk about waterfront, we are talking about both east and west of the North Shore boat ramp.

Adjournment: Motion by Councilor Wolfe, seconded by Councilor Cable, to adjourn the meeting. All in favor. Meeting adjourned at 7:02pm.

NEXT MEETING: Regular Council Meeting – April 13, 2026



Samantha Torres, Council Clerk



Tom Wolfe, Council President