

RECORD OF PROCEEDINGS

Minutes of

Austinburg Township Public Hearing

Meeting

Held

April 1,

2008

The April 1, 2008 Public Hearing of the Austinburg Trustees was called to order at 7:00pm. Trustees Burke, Kusar, and Spade were present. Zoning Chairman Ted Seifert was present. The purpose of this hearing was a proposed change in lot size from 1 acre to .7 acre in the AC districts.

Jerry read a letter from the Zoning Commission into the record. A copy is available upon request. Minutes from recent Zoning Commission minutes containing discussion on this issue were provided to the trustees. The Commission voted to reduce the lot size in AC districts from 1 acre to .7 acre, and side yard set-backs will be discussed at a later time. Jerry referred to remarks made by Albert Dispenza of the Ashtabula Co. Planning Commission. His recommendation is to reduce the lot size to .5 acre.

John discussed the trustees' ability to go against the Planning Commission recommendation. Ted Seifert stated the remarks made by Mr. Dispenza are only recommendations. Janie added the board is acting on the proposal made by the Zoning Commission.

Jerry moved to accept the proposal made by the Zoning Commission as laid out in the paperwork.

Janie asked Ted why the Commission chose .7 and not .5 acre. Ted stated we have the Corridor Plan to review and Saybrook Twp. is working on their Comprehensive Plan. If we go to smaller lots, it would be harder to take that away. Ted said we needed to do something to legitimize Waffle House. If something does come up later, the Commission will press ahead. He added nothing is pressing right now in front of the Zoning Administrator.

John Kusar said a point came up at the Zoning meeting to leave the lot size at 1 acre. He said Mr. Dispenza is not happy with the process being activated every time someone wants a change. Jerry addressed Mr. Dispenza's proposed Corridor Plan, and thinks it calls for .5 acre in AC districts. Ted stated he is not sure it does, but thinks the Corridor Plan made need to be updated as it was drafted in 2000. John said do we want to change the lot size now, only to come back and adopt a plan and have to possibly change it again.

Ted Seifert stated if the board does not want to change the lot size, it would not create a problem. John said when he spoke with Al Dispenza, Mr. Dispenza said there is a lot of knee jerk reaction to zoning changes out there on the part of a lot of the townships. John stated we could look at this issue on a case by case basis, and maybe not charge an applicant should something come up.

Janie inquired if parking issues have been looked at. Ted stated Mr. Dispenza would like to see smaller set backs, and parking be located behind an establishment. In lieu of this discussion, Jerry rescinded his prior motion at this time.

Res. 927-08 Janie moved to keep our zoning text as is in light of the two applications, Waffle House and Lois and Byron Dutton, have already been accommodated in the AC District. This issue is to be reviewed after the Corridor Plan is possibly proposed. John seconded the motion. The roll call vote; Burke, aye. Spade, aye. Kusar, aye.

John stated the idea of waiving fees for future applicants of lot size changes can be addressed later.

Res. 928-08 Janie moved to adjourn the Public Hearing. John seconded. The hearing ended at 7:30pm.

Jerry Burke
Chairman
Barbara Schaub
John Kusar
Janie Spade