

Austinburg Township, Ohio
Zoning Commission
Regular Meeting
August 2, 2017

The Regular Meeting of the Zoning Commission was called to order on August 2, 2017 at 7:00 PM by Mr. Ted Seifert. Also present were Zoning Members Ms. Wanda Lahnan and Mr. Phil Miller. Not present initially was Ms. Jackie Krysa, Vice-Chair, but she joined the meeting in progress. No Township Trustees were present, nor was Zoning Inspector John Beninato. Zoning Secretary Helen Yarbrough was present.

Mr. Miller called for a MOTION to approve the Minutes of the previous meeting. Ms. Lahnan seconded the MOTION. Ms. Krysa, Ms. Lahnan, Mr. Miller and Mr. Seifert all voted aye. The MOTION carried. The Minutes were approved.

Ms. Krysa asked for discussion on recent business.

Mr. Seifert offered a review of where the Commission was on the following items:

1. Add to Section 2 the definition of a private driveway.
 - a. An access to a single lot or lots owned by one entity.
 - b. A road or street (private).
 - c. An access to multiple lots owned by unrelated parties and not maintained by a government entity.
2. Add Section 1000.210 Private Roads.
 - a. A private road must be built and maintained to current county private subdivision standards by a private party. The private road must be inspected and approved by the County Engineer or other certified professional prior to use.
3. Add to Section 1472 the definition of Family, and to the definitions of Group Homes Type 1, 2 and 3.
4. Remove from Section 8 Oil and Gas Wells, from IOP, NC, R1 and R2 allowed uses.
5. All fences must be placed a minimum of 2 feet inside of property lines and 2 feet behind the road right of way.
 - a. In the AC district the finished side of the fence must be facing outward. In AC the fences in the side yards and back yards may be solid but are limited to 6 feet. The fences in front yards must have through-visibility of 50 per cent or greater and are limited in height to 3 and 1/2 feet. Examples are split rail, picket, wrought iron and chain link. There shall be no electric fences except for agricultural uses as defined by ORC

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519.01. Barbed wire is permitted on top of a 6 foot tall chain link fence in side yards and rear yards and must be pointed inward.

- b. In the IOP district all fences must be placed a minimum of 2 feet inside the property line. The finished side must be facing outward. Fences in the rear yard and side yard may be solid and are limited to a height of 8 feet. There shall be no fences in the front yard. There shall be no electric fences except for agricultural purposes. Barbed wire is only permitted on top of a 6 foot tall fence.
 - c. For the EC district, see the regulations for EC district.
6. Districts R1, R2 and RC remain to be done.
 7. Other items to discuss are Fair Housing, satellite dishes, Section 861 minimum floor space per dwelling unit, should firing ranges be conditional use in the RC district, change frontage requirements for RC district to 250 feet, a district or accommodation for open storage and material processing.
 8. Fences, Living: A living fence is defined as a hedge, bush, plants, ornamental trees or grasses which by their nature grow to heights exceeding 3 feet and are planted, arranged or have grown to such extent that they create a line-of-sight barrier to motorists using driveways as determined by the Zoning Inspector.
 9. Underground dog fences are exempt from these regulations.
 10. Also regarding Section 211 Fences. Note that other sections of the Zoning Resolution text take priority over this section. This section also applies to living fences. See Section 2 for a definition. Fence height is measured from the average grade height. All fences shall be made from usual, customary, recognized fencing material.
 - a. In R1, R2 and RC all fences must be placed a minimum of 2 feet inside of property lines and 2 feet behind the road right of way. The finished side of the fence must be facing outward. In the rear yard and the side yards fences may be solid and are limited to 6 feet. The fences in front yards with through-visibility of at least 50 per cent of the area are limited in height to 4 and 1/2 feet. The fences in the front yard with less than 50 per cent through-visibility are limited in height to 3 and 1/2 feet. There shall be no barbed wire or electric fences except for agricultural uses.
 - b. In the NC district all fences must be placed a minimum of 2 feet inside of property lines and 2 feet behind the road right of way. The finished side of the fence must be facing outward. In the rear yard and the side yard fences may be solid and are limited to a height of 6 feet. The fences in front yards must have a through-visibility of 50 per cent or greater and are limited in height to 3 and 1/2 feet. Examples are split rail, picket, wrought iron and chain link. There shall be no barbed wire or electric fences except for agricultural uses.

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Mr. Miller said that he won't be able to be at the next meeting.

Mr. Seifert made a MOTION to adjourn. Mr. Miller seconded the MOTION. All voted aye. None were opposed. The MOTION carried.

The meeting was adjourned at 7:23 PM.

The next Regular Meeting of the Zoning Commission will be September 6th at 7:00 PM.

Respectfully submitted,

Helen H. Yarbrough
Zoning Secretary