

Austinburg Township, Ohio

Zoning Commission

Regular Meeting

May 2, 2018

The Regular Meeting of the Zoning Commission was called to order on May 2, 2018 at 5:17PM by the Vice-Chair, Ms. Jacklyn Krysa. Also present were Chair Wanda Lahnan, Mr. Rob Lapuh, and Mr. Phil Miller. No Austinburg Township Trustees were present. Also present were Zoning Inspector John Beninato and newly appointed Zoning Secretary Dolores Allen along with Jeff Piotek and Darcie Fox.

Ms. Lahnan pointed out that the meeting time change had been posted in the paper and has been put on the bulletin board. The time change was agreed upon by everyone.

Mr. Lapuh and Ms. Lahnan gave a key to Ms. Allen for the cabinets and building. Mr. Beninato mentioned one cabinet may need a locksmith to be called as it cannot be opened.

April 4, 2018 meeting was not held as there was a lack of quorum. All voted aye, none were opposed.

March 2018 meeting minutes were approved. All voted aye, none were opposed.

Discussion began on proposed Zoning changes to 2930 Clay Street to allow a used car lot on the premises. The property is currently zoned residential and is surrounded by Educational District, Neighborhood Commercial and Accommodating Commercial. Deliberation was had as to the different types of zoning. Accommodating Commercial would permit a car lot. Neighborhood Commercial would require a variance. Mr. Piotek's property consists of 5.7 acres. Ms. Krysa explained the zoning process. Ms. Krysa and Mr. Lapuh suggested Neighborhood Commercial with a variance. Mr. Piotek was told the property was zoned as Neighborhood Commercial when he purchased it. Fees were discussed of \$300.00 for a map change/\$75 for a variance. Most logical solution would be neighborhood commercial with variance as this would eliminate the current state of being "spot zoned" -which is illegal.

Definitions of the following portions of Zoning were discussed.

Satellite Dish: A satellite dish is a dish-shaped type of parabolic antenna intended to receive or transmit information by radio waves to or from a satellite transmissions for television or broadband access. Commission approved this definition.

Communication Satellite: A parabolic antenna intended to receive satellite transmissions for television or broadband access. Deliberation was made as to "transmission" and "receiving". Commission approved this definition.

The Commission is in receipt of the proposed changes for fences and driveways.

Add section "1000.210" Private Roads. County Engineer's Office will need to appoint or name a "designee". Commission needs a confirmation of a "designee" before any change to the section can be made.

Section 8 Remove Oil and Gas wells from our book – discussion was made for consideration of setback distance from oil/gas wells for any new construction. It appears that setbacks is the only option. *This has been sent back to Janice for further clarification.*

Section 211 Fences – should be section 10.211

District R1, R2, R2.

A. All fences must be placed a minimum of two (2) feet inside all property lines and two (2) feet behind the road right of way (ROW) line. Property lines will need to be determined by a stake survey.

D. Fences in front yards less than 50% through visibility are limited in height to 3-1/2 feet conflicts with 912.

Remove 912.

Section 861 Minimum Floor Space per DU to principal building –current minimum if 1400 square feet for a single family. Lots on Glenwood were discussed for a “tiny home” community. The lots are currently small and to permit a “tiny home” community would make it more of a campground than a residential area. 1000 square feet minimum was suggested. Any home would need to be attached to a permanent foundation. A recreational campground requires 50 or more acres. This needs to be further researched/thought about.

Group Home: A new definition suggestion was read: Group Home: a facility wherein a.) the operator is not legally related to the individuals supervised and is licensed by the State, and wherein b.) one (1) or more individual is provided with room, board, specialized and distinctive care and supervision in a family environment, or where eight (8) or less individuals reside and are provided with room, board, ordinary care and supervision in a family environment. Adult residential facility: person resides relative or legal guardian in which any disabled person resides

Adult Residential Facility – a home or facility in which a developmentally disabled person resides, except the home of a relative or legal guardian in which a developmentally disabled person resides, a respite care home certified under Section 5126.05 of the ORC, a county home or District home operating pursuant to Chapter 5155 of the ORC, or a Dwelling in which the only developmentally disabled residents are in the independent living arrangement or are being provided supported living (ORC Section 5123.19(A)(1)(a). We need to put in a few more definitions/restrictions.

There is a Planning and Zoning Workshop to be conducted in Conneaut, Ohio on Friday, June 8, 2018. Ms. Lahnan encouraged everyone to attend as housing will be discussed.

Ms. Krysa advised attendees that the 50th Anniversary of Ohio Scenic River Program is on June 10, 2018 at Harpersfield Park.

Ms. Lahnan asked for other business. Mr. Beninato spoke about having an addition to the Zoning Book for the growing and distribution of Marijuana. Dispensary would be put in the Accommodating Commercial District. Growing would be put in the IOP District. Review of the Ashtabula County Planning Commission IOP sections 1000.3 and 1000.7 were read and discussed.

Mr. Beninato had Pilot pay \$300.00 for a zoning permit for a 20,000 gallon fuel storage tank at their business as an accessory structure and pointed out the zoning laws that supported his

decision.

Ms. Lahnman made a MOTION to adjourn the meeting. Mr. Miller seconded it. All voted aye; none were opposed. The MOTION carried. The meeting was adjourned at 6:33 PM.

The next Regular Meeting will be Wednesday, June 6, 2018 at 5:15PM.

Respectfully submitted,

Dolores Allen

Zoning Secretary