

## **Austinburg Township, Ohio**

### **Zoning Commission**

### **Regular Meeting**

**July 11, 2018**

The Regular Meeting of the Zoning Commission was called to order on July 11, 2018 at 5:19PM by the Chair Wanda Lahnan. Also present were Vice-Chair, Ms. Jacquyn Krysa, Mr. Rob Lapuh, and Zoning Inspector John Beninato. Austinburg Township Trustees Byron Dutton arrived after the meeting had been called to order.

June 6, 2018 meeting minutes were approved. All voted aye, none were opposed.

Medical marijuana zoning districts will be written up and adopted according to guidelines. Restrictions similar to those for adult entertainment areas will be used as a reference. The medical marijuana resolution will be included in the index after a final verbiage review is done. Vice-Chair Krysa stressed this needs to be added as soon as possible.

New business: Township Trustee Resolution to change parcels 070030002801, 070030002901, 070030002802 and 070030002800 from Neighborhood Commercial to Accommodating Commercial was passed on July 2, 2018 by the Township Trustees. However, the application was incomplete as it lacked the required 12 items needed (i.e. notification of the adjacent property owners). The Trustees need to return the completed information (see Article 603) to Zoning before August 9, 2018. Chair Lahnan gave supporting documentation as to what businesses are in each Commercial Zone. This change will have the area zoned as Accommodating Commercial. This area has sewers already installed and can accommodate traffic.

Ms. Krysa clarified the Zoning Commission's responsibility is to keep Austinburg Township's best interest in mind when determining how to best use land.

Locations for Accommodating Commercial zoning already in place were discussed as an alternative and as an example as to how the Zoning Commission has made accommodations for over 12 years to free up space for commercial development. Ms. Krysa indicated there may be no need to expand Accommodating Commercial as it is not being utilized, nor has it been utilized for over 12 years.

Chair Lahnan suggested the lists be reviewed by the Trustees as it appears Accommodating Commercial may be more limiting than zoning the area Neighborhood Commercial.

Trustee Dutton indicated he has been working on this change for over 6 months and has spoken with others as to how the development can be expanded.

It was addressed again that the application needs to be completed in its entirety along with addresses of adjacent property owners for notification. Ms. Krysa was adamant that the proper procedures must be followed with proper notification given to adjacent property owners and the application must be completed fully.

Trustee Dutton stated as Trustees they can accept, modify or reject anything that

Zoning/Planning recommends to the Trustees.

Chair Lahnman indicated she attended a Trustee meeting and inquired about any resolutions or anything to be discussed and was told as long as she has not received anything there was nothing to discuss. Although the Trustees have had discussions on the subject for 6 months.

Trustee Dutton was invited to attend Zoning meetings on a quarterly basis to increase communication and to facilitate working together.

Trustee Dutton was encouraged to attend the next meeting on August 1, 2018 to have further discussions on the issues of zoning areas and map changes.

Mr. Rob Lapuh made a MOTION to adjourn the meeting. Ms. Krysa seconded it. All voted aye; none were opposed. The MOTION carried. The meeting was adjourned at 6:55 PM.

The next Regular Meeting will be Wednesday, August 1, 2018 at 5:15PM.

Respectfully submitted,

Dolores Allen

Zoning Secretary