

Zoning Commission

March 5, 2018, 7:00pm

Chairman Rob Schaadt called the meeting to order at 7:00pm

Members present: Keith Lonzo, Rob Schaadt, Susan Walker, Judy Preston.

Approval of meeting minutes:

- The approval of minutes for the October, 2017 meeting was tabled until the recording can be located. Susan Walker volunteered to type up the minutes if the recording can be found.
- Judy Preston moved to approve the minutes for the Feb. 5, 2018 meeting as submitted. Rob Schaadt seconded. Approved.

Announcements of Commission Members: None

Announcements of Chairman: A developer contacted Rob Schaadt wanting preliminary information regarding PUD so he can understand it. Rob Schaadt invited the developer to attend a meeting.

Public Comment: None

Old Business: Remaining Text Amendments from Zoning Inspector/Trustees

A. Final Text Amendment review

1. Section 406 Non-Conforming Structures: 2 was proposed to read:
“Should such non-conforming structure or non-conforming portion of structure be destroyed by any means and not be reconstructed within two years (except when government action impedes access to the premises), the non-conforming structure or non-conforming portion of structure shall not thereafter be reconstructed except in conformity with the regulations of the district in which it is located”.
Susan Walker moved to accept the change. Judy Preston seconded.
Approved.
2. Section 910 General Business District (GB) – Page 67 Conditional Uses: 6 was proposed to read:
“All conditionally permitted uses as specified in the PRO”.
Judy Preston moved to accept the change. Susan Walker seconded.
Approved.
3. Section 910 General Business District (GB) – Page 67 Conditional Uses: 3 was proposed to read:
“Commercial and public sports and game fields, baseball and soccer fields, swimming pools, skating rinks, golf driving ranges, miniature golf, bowling alleys, and physical fitness center. Extensive outdoor lighting must comply with sections 525A item 5 and 1020”.

Susan Walker moved to accept the change. Keith Lonzo seconded.
Approved.

4. Susan Walker recused herself.

a. Definitions pg. 17 was proposed to read:

“Lot, Minimum Area of: The area of a lot is computed inclusive of any portion of the right-of-way of any public or private street and any easements of record.”

b. Agriculture District pg 61 sec 904 was proposed to read:

“Lot Area, Width & Depth: Every lot shall have a minimum width of 250 feet at a dedicated roadway and a minimum of 250 feet at the building line, and a minimum lot area of not less than five (5) acres (217,800 square feet), inclusive of road right-of-ways, and easement(s) of record. Any new development in the AG District that proposes one or more internal streets and/or five or more lots shall only be developed as a Planned Unit Development in accordance with Section 912 of this zoning ordinance”

c. Rural Residential District pg 63 sec 905 was proposed to read:

“Lot Area, Width & Depth: Except in the case of lots on a cul-de-sac, every lot shall have a minimum width of 200 feet at a dedicated roadway. Lots on a cul-de-sac shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than 5.0 net acres inclusive of right-of-ways and easements of record”

d. Continuing Care Retirement Community District pg 64 sec 907 was proposed to read:

“Lot Area, Width & Depth: The minimum area of land shall not be less than 80 acres, all of which is owned by a single entity, and shall have a minimum width of 350 feet at a dedicated roadway. All lot area measurements shall be inclusive of road right-of-way, and easements of record.”

e. Professional-Research-Office District pg 65 sec 908 was proposed to read:

“Lot Area, Width & Depth: Every lot shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than one and one-half (1.5) acres, inclusive of right-of-way and easements of record.”

f. General Business District pg 67, sec 910 was proposed to read:

Lot Area, Width & Depth: Every lot shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than one and one-half (1.5) acres, inclusive of right-of-way and easements of record.

g. Light Manufacturing District pg 68, sec 911 was proposed to read:

“Lot Area, Width & Depth: Every lot shall have a minimum width of 60 feet at a dedicated roadway and 200 feet at the building setback line. Every lot shall have a minimum lot area of not less than one and one-half (1.5) acres, inclusive of right-of-way and easements of record.”

Judy Preston moved that the changes be approved. Keith Lonzo seconded. Approved.

Susan Walker came back into the discussion.

5. Text Amendments Kennels: was proposed to delete the definition of Kennel on page 16, and replace it with the following definition:

“Boarding Kennel: An establishment operating for the profit that keeps, houses, and maintains dogs solely for the purpose of providing shelter, care, and feeding of the dogs in return for a fee or other consideration.”

There was discussion about the following:

- change “kennel” to “boarding kennel”,
- state boarding kennels are prohibited or have owner jump through some hoops,
- make kennels conditional,
- consider what is permissible in different zones,
- nothing in code to prevent a boarding kennel currently,
- restricting,
- limit to what is in Ohio Revised Code,
- differences in definitions,
- if breeding fits into boarding kennel definition, and
- changing the definition of kennel would be consistent with the Ohio Revised Code.

Judy Preston moved to make the change to the definition and not make a change to Sec 1029 pg 100. Keith Lonzo volunteered to look through the Ohio Revised Code and make a recommendation (Sec 956.01). Keith Lonzo seconded. Approved.

B. Plan Application and Hearing Dates

Discussion about the motion and a possible public hearing date.

Judy Preston moved to move forward with the text amendments as discussed this evening. Rob Schaadt seconded. Approved. (Susan Walker will recuse herself from discussion about lots at the public hearing.)

The next meeting will be April 2, 2018, a Public Hearing. Rob Schaadt will get information to Jerry Miller who will take care of preparing the legal notice. After the public hearing, the BZA will have 30 days to make a recommendation to the trustees.

Adjournment: Susan Walker moved to adjourn the meeting. Judy Preston seconded. The meeting was adjourned at 8:15pm

Cathy Klingler, Scribe