

Franklin Township, Portage County  
Zoning Commission Hearing  
April 19, 2018

**Members Present:** Chair Mary Organ, Judy Spencer, Frankie Tadsen, and Mike McClure.

**Others:** Sam Abell, Zoning Inspector; Jenny August, Administrative Assistant.

**Call to Order:** Mrs. Organ called the meeting to order at 7:06 pm.

**Minutes:**

Mrs. Tadsen moved to accept the minutes as presented from the March 22, 2018 meeting. Mrs. Spencer seconded. The minutes were approved as presented.

**Discussion Topics:**

**Portage County Regional Planning's Recommendation on Shipping Containers**

The staff at PCRP had three recommendations to the shipping container portion of the zoning resolution before it is presented to the Board of Trustees for approval.

**Amendment 1:** Section 403.00 (J) Add the word "permanent" and "temporary" and remove the word "temporarily" so it reads as follows:

**J. Permanent Storage/Shipping Containers.** However, temporary storage/shipping containers may be allowed for a maximum of 60 days in all zoning districts.

**Amendment 2:** Section 405.06 (G) should read as follows:

**Section 405.06G Shipping/Storage Containers as Accessory Buildings**

See "Prohibited Uses" in Section 403.00

**Amendment 3:** In Chapter 13 – Definitions. Add the word "(Permanent)" next to Shipping/Storage Containers and also add "and stored longer than 60 days" after the word commodities. Then add a new definition called "Shipping/Storage Container (Temporary)" so Chapter 13 shipping container definitions read as follows:

**Shipping/Storage Container (Permanent):** These vessels are such as were originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities and stored longer than 60 days. These include, but are not limited to standardized reusable containers such as: cargo containers, transport containers, shipping containers, portable site storage containers, Portable On-Demand Storage units (PODS), railroad cars, and titled vehicles.

**Shipping/Storage Containers (Temporary):** These vessels are such as were originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities and stored 60 days or less. These include, but are not limited to standardized reusable containers such as: cargo containers, transport containers, shipping containers, portable site storage containers, Portable On-Demand Storage units (PODS), railroad cars, and titled vehicles.

Motion to approve amendment 1 and forward it to the Board of Trustees for approval by Mrs. Tadsen with a second from Mr. McClure. All Commission members voted yes.

Motion to approve amendment 2 and forward it to the Board of Trustees for approval by Mrs. Tadsen with a second from Mr. McClure. All Commission members voted yes.

Motion to approve amendment 3 and forward it to the Board of Trustees for approval by Mrs. Tadsen with a second from Mr. McClure. All Commission members voted yes.

The rationale provided by the township applies to all three amendments.

Rationale: Used shipping containers are getting very popular and affordable. Their use as structures could adversely affect property values. Another concern is for the long term health, safety, and welfare of the neighborhood with a storage container because of what may have been previously stored in the container. Adding the distinction between “permanent” and “temporary” allows for these containers to be used within the township for a designated period of time, such as for storage purposes when moving a home/household.

### **The Former Brady Lake Village Zoning District Amendments**

Portage County Regional Planning recommends adding Franklin Township conditional uses into the former Brady Lake Village districts. This would mean that all of Chapter 3 will need to be renumbered. Mrs. Organ, along with Portage County regional Planning Staff created a draft that she passed out to the Commission for review. The Trustees would like to see the creation of an R-1/C-1 district. This could possibly replace Section 311-C-1B Local Commercial, Brady Lake District. Mrs. Organ had a few other changes that she recommended in Chapter 3;

- 1- Section 314.02.A.2.a add should read as follows: “Accessory buildings incidental to the principal use, as regulated in Section 405.06.”
- 2- Section 314.02.B.3.b should read as follows: “Mini/self storage facilities, subject to the provisions of Section 601.01.B Subsection 51.”
- 3- Section 314.04.D should read as follows: “Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts- The minimum side yard shall not be less than the minimum requirements in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.
- 4- Section 315.02.B.2.a should read as follows: “Mini/self storage facilities, subject to the provisions of Section 601.01.B Subsection 51”.
- 5- Section 315.04- the last sentence should read as follows: “On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the normal amount of dust and dirt created by traffic at any public road adjoining the property.
- 6- Section 316.04.D should read as follows: “Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts- The minimum side yard shall not be less than the minimum requirements in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.

More work will be done on Chapter 3 and there will be continued discussion at the May meeting.

### **Medical Marijuana**

Mrs. Organ had emailed and handed out some research to the Commission members to prepare for discussion. The Commission decided it was getting too late to be able to cover all of the information they needed to review, so it was decided to put this topic on the agenda for discussion next month at the Zoning Commission's meeting.

### **Skill Games**

Mrs. Spencer has documents from past meetings where this was discussed. She will get everything together for discussion at the May meeting.

### **Homeless Shelters**

Mrs. Tadsen will contact a few people and try to start gathering information about zoning regulations regarding homeless shelters in other communities. This could be a topic on the June agenda, as Ms. Tadsen will not be present at the May meeting.

### **New Commission Members**

A new Zoning Commission member will be recommended to the Trustees at their next meeting. Ms. Organ will find out for sure if Mr. McClure is a permanent Commission member instead of the alternate member—no one present was sure if that had officially been enacted.

**Adjournment:** Mrs. Spencer moved to adjourn at 9:06 with a second from Mr. McClure. All Commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

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Mary Organ, Zoning Commission Chair