

Franklin Township, Portage County  
Zoning Commission Hearing  
February 15, 2018

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

**Others:** Sam Abell, Zoning Inspector; Todd Peetz and Patrick Holland, Portage County Regional Planning, Jenny August, Administrative Assistant, Matt Merchant, Record Courier.

**Call to Order:** Mrs. Organ called the meeting to order at 7:02 pm. She noted that Mrs. Tadsen is excused from tonight's meeting as she informed the Commission last month that she would not be here tonight. Mrs. Organ would like to set the March meeting for March 22 due to a conflict in her schedule.

**Minutes:**

Mrs. Spencer moved to accept the minutes as presented from the January 18, 2018 meeting. Mrs. Organ seconded. Mr. McClure abstained. The minutes were approved as presented.

**Discussion Topics:**

**Brady Lake Village Zoning and Map**

Chair Organ turned the meeting over to Director Todd Peetz of Portage County Regional Planning Commission (PCRP). Mr. Peetz asked Mr. Holland to review the General Provisions handout that he created. This displayed the differences between Franklin Township and Brady Lake Villages general provisions. They were mostly similar. He recommended using Franklin Township's version because there are more stringent requirements in open space areas, and more detail. Mrs. Organ noted that Franklin Township does not have substandard lots, but does have a section called "Non-conforming lots" in section 520.03. Also, she noticed a section missing from Franklin Township's code that was in Brady Lake's code called "Inconsistencies". In Franklin Township there is a section called "Interpretations" in 104.00 that seems to be very similar.

Mr. Holland said they blended Chapter 3 "District Regulations" they added R1-B, R2-B, C1-B, and C-1/R3. Mr. Peetz said adding the "B" identifies areas of the former Brady Lake Village. After 3-5 years or whatever seems appropriate, this could be reviewed and possibly removed. The new Zoning Map will have a striped pattern in areas of the former village. Mr. Peetz and Mr. Holland will tweak the page numbers in the conditional use articles and sections, and then the Zoning Commission can review the changes next month and move to forward them to Portage County Regional Planning along with the new map and text amendments for consideration and approval.

Mr. Peetz noted that PCRP has already approved Handicapped Ramps and Digital Signs as written. He will send approval documents to Mr. Abell.

Mrs. Spencer moved to forward the Handicapped Ramps and Digital Signs sections for Trustee approval, with a second from Mr. McClure. All commission members voted yes. The motion is approved.

Mrs. Organ moved to approve the I-1 district purpose statement with provision that Portage County Regional Planning gets the documentation to Franklin Township prior to the Trustees public hearing. Mrs. Spencer seconded the motion. All commission members voted yes. The motion passed.

### **Future Meeting Dates and Topics**

Mrs. Organ wanted to look ahead at future meeting dates. The commission agreed to meet on March 22, April 19, May 17, and June 21. Some possible discussion topics in order of priority will be A) Chickens, B) Medical Marijuana, C). Skill Games D). Homeless Shelters.

### **Shipping Containers**

Continuing this discussion topic from the last meeting, the Commission recommended the following amendments to Section 405.06G:

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

*See "Prohibited Uses" in Section 403.00*

#### ***Section 403.00 Prohibited Uses***

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

#### ***Chapter 13 "Definitions":***

***Shipping/Storage Container:*** *These vessels are such as were originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities. 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.*

Mrs. Organ said that shipping containers are getting very popular and are affordable. They could adversely affect property values. Another concern is for the long term health, safety, and welfare of the neighborhood that has a storage container in it because of what may have been previously stored in these containers.

Mrs. Spencer moved to forward the above amendments relating to shipping containers to Portage County Regional Planning Commission for approval, with a second from Mr. McClure.

**Adjournment:** Mrs. Spencer moved to adjourn at 8:59 with a second from Mrs. Organ. All commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

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Mary Organ, Zoning Commission Chair