

Franklin Township, Portage County
Zoning Commission Hearing
May 17, 2018

Members Present: Chair Mary Organ, Judy Spencer, Mike McClure, Teresa Mullet, and Doug Hiestand.

Others: Sam Abell, Zoning Inspector; Joe Ciccozzi, Assistant Zoning Inspector, and Jenny August, Administrative Assistant.

Call to Order: Mrs. Organ called the meeting to order at 7:06 pm. She welcomed new Commission member Teresa Mullett and explained a little about what the Commission does and the procedures. Mrs. Organ reminded the Commission that the Trustees will be holding a public hearing for the zoning changes relating to shipping containers on May 22, just before their regular meeting.

Minutes:

Mrs. Spencer moved to accept the minutes as presented from the April 19, 2018 meeting. Mr. McClure seconded. The minutes were approved as presented.

Discussion Topics:

Zoning District Amendments

“Conditional Use” is the same for both current Franklin Township districts, as well as the new Brady Lake Districts. Mrs. Organ created a document referred to as the 5-17-18 Franklin Township Zoning Commission addendum document”. She said that there are some sections denoted as “purposely left blank” so things can easily be moved around once the “B” districts are dropped. Chapter 3 was completely renumbered, given all the additional districts now written into the code. The following amendments are referred to in the 5-17-18 ZC addendum document:

Amendment 1: On page 11, Section A.2.a should just say “as regulated in Section 405.06”.

Amendment 2: On page 18, Section A.4 remove the word “acres” so it reads as follows: “Two family dwelling without centralized sewer- two and one-half (2 ½) acres.”

Amendment 3: On page 24, Section 308.02 A.4.a should just say “as regulated in Section 405.06”.

Amendment 4: On page 33, Section 310.02A.1.b and also page 39 Section 312.02.A.2.b and page 46 Section 313.02A.1.b should all say” Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out, and/or drive through), pizza shops, and ice cream parlors.”

Amendment 5: On page 36, Section 311.02 A.7 should be removed and section A renumbered. Also in Section 311.02.A10 should read “Preparation and processing of food and drink to be retailed on premises; including bakery, delicatessen, meat market, confectionary, soda fountain, dairy store, restaurants (sit down, carry out, and/or drive through) and/or taverns.”

Amendment 6: This is really just an oversight. On page 41 (Section 312.02.B.3) should have a letter A to identify subsection A.

Amendment 7: After page 44 the Commission would add the new Section 313 which will be the newly created R-1/C-1 Mixed Use Low Density Residential Local Commercial District. The Commission reviewed the draft that Chair Organ created and made a few changes. Adding this new section will cause current Section 313,314,315, and 316 to be renumbered.

Amendment 8: On page 49, Section 314.02.A.2.a should say "Accessory buildings incidental to the principal use, as regulated in Section 405.06. Also, Section 314.02.B "other Uses" should be number 5, not 3. And subsection b. right underneath it should read "Mini/self-storage facilities, subject to the provisions of Section 601.01 B Subsection 51".

Amendment 9: On page 50, Section 314.04.D and also on page 55 Section 316.04.D the first sentence of each should read "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."

Amendment 10: On page 52, Section 315.02.B.2.a remove the words "I-1 Industrial Research and Office District".

Amendment 11: On page 53, Section 315.04 the last sentence should read " 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.

Amendment 12: Remove second sentence of purpose statement in the new Section I-2/C-2. In that same section, update section A.2.b to read as follows: "Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out, and/or drive through), pizza shops, and ice cream parlors."

Amendment 13: In the new R-1/C-1 Section A.4 add subsection b to read "If the intended use is both residential and commercial in nature, then the most restrictive part of either code shall apply."

Mr. McClure moved to send the amended Chapter 3 to Portage County Regional Planning with a second from Mrs. Spencer. All Commission members voted yes.

Next Meeting:

The next meeting is scheduled for June 21, 2018

Adjournment: Mrs. Spencer moved to adjourn at 9:16 with a second from Mrs. Mullett. All Commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

Mary Organ, Zoning Commission Chair