

Franklin Township, Portage County  
Zoning Commission Hearing  
November 16, 2017

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

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

**Call to Order:** Mrs. Spencer called the meeting to order at 7:00 pm. and welcomed the guests in attendance.

**Minutes:**

Mrs. Tadsen moved to accept the minutes as presented from the October 25, 2017 meeting. Mr. McClure seconded. All Commission members voted yes.

**Discussion Topics:**

**Brady Lake Village Zoning and Map**

Chair Spencer introduced Director Todd Peetz, and Patrick Holland of Portage County Regional Planning Commission (PCRP). Mr. Peetz said Franklin Township should not remove the Brady Lake Village Zoning Code as recommended by the Zoning Commission at their last meeting. The Brady Lake Village Zoning Code must be incorporated into Franklin Township's code; however, he would like to present his thoughts on how the alignment can be handled to make the transition easy for everyone.

Mr. Peetz had a slide presentation that reviewed the Brady Lake Zoning Code and the Franklin Township Zoning Code. There were very few contrasts, with the exception of multifamily zoning. The recommendation of PCRP is that both codes are blended and the former Brady Lake Village zones are followed by a "B". For example, there would be an "R-1" and an "R-1B" and a "C-1" and a "C-1B". Zoning Inspector Abell said that he will be following this for now, but as time goes on, we may try to start to eliminate some of the "B's". PCRP also created a color coded map that identifies each zoning district. Mr. Peetz recommended that the Zoning Commission review all "Zoning Districts" section 300.01 and the "Definitions" Chapter 13.

Mr. Peetz asked the members of the audience if they have any thoughts on what they would like to do with the Brady Lake village properties such as the park, the town hall, and the lake to name a few. Mr. Hal Lehman, former Mayor of Brady Lake village said based on conversations he has had with the residents, he thinks most people want to turn the lake over to the Portage Parks District. Mr. Abell said another option would be to establish an Association like the one in Twin Lakes. There are several residents that own property out into the lake. The town hall gets free heat because of the gas well on the property, and there is someone who is interested in purchasing it. As far as the park, he asks the township to leave it as is because most of the items in the park are all donated by various community groups and has always been cared for by the residents. Kent Parks uses the ball fields for little leagues. He mentioned that there is also a nice little park in Crescent Woods which is located in Franklin Township but owned by the village.

## **Shipping Containers**

At the last meeting, Mrs. Organ presented two options to be considered relating to how the code identifies and regulates shipping containers. Tonight she had a third option that tidies up both of the other options. The Commission reviewed it.

Mr. McClure moved to recommend incorporating the following section into the zoning code, and the following definition into Chapter 13, with a second from Mrs. Organ:

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

*Storage/shipping containers and similar prefabricated vessels and structures originally built for purposes other than storage of goods and materials (containers for the transportation of goods) are only permitted on properties that meet the Current Agricultural Use Value (CAUV) requirements of the county auditor. Each property that meets the CAUV requirements is allowed up to two such storage containers. They must still meet the standards for size and location as outlined in Section 405.06A. Such storage containers are not to be permanently used as accessory storage buildings in any residential, commercial or industrial zoning district.*

*Temporary Storage Containers, such as Portable On-Demand Storage Units (PODS), shipping containers, truck/train trailers and similar movable outdoor storage units shall be permitted for a maximum of 60 days in all districts. These shall not be converted for use as permanent storage, offices or dwelling units.*

### **Chapter 13 “Definitions”:**

**Storage Container/Temporary 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, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, and/or automobile vehicles.*

All Commission members voted yes. The motion is approved and can be forwarded to Portage County Regional Planning Commission for consideration. Mr. Abell is going to check with Nelson Township to see how they word this section of their code.

### **Any other topics:**

Chair Spencer asked Mr. Abell to review the sections of the code relating to Boarding Houses, Right of Ways, Junk yards, and variances before the next meeting when we discuss the Franklin Township-Brady Lake Zoning codes.

**Next Meeting:** Thursday, January 18, 2018.

**Adjournment:** Mrs. Tadsen 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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Judy Spencer, Zoning Commission Chair