

Franklin Township, Portage County
Zoning Commission Hearing
February 20, 2020

Members Present: Chair Mary Organ, Judy Spencer, Teresa Mullett, Mike McClure, Mekal Banyasz, (not voting for this meeting) and Alternate Doug Hiestand.

Others: Joseph Ciccozzi, Assistant Zoning Inspector, Jenny August, Administrative Assistant.

Call to Order:

Mrs. Organ called the meeting to order at 7:05 pm. She informed the Commissioners that part of tonight's agenda is a continuation for the multi-family housing development rezoning request for Burnett Road. The developers were unable to attend this evening.

Discussion Topics:

Maximum Height for R-3 Districts.

The rezoning request from the Burnett Road developer has prompted the Portage County Regional Planning Commission to review R-3 zoning. Under Maximum Building Height, it says 35 feet. However, in Lot Requirement sections 315.03.C.8 and 315.03.D.8 it states that the maximum building height is 65 feet. Assistant Prosecutor Brett Bencze said that in Section 104 it states that if there is a discrepancy in the code, the most restrictive section would be upheld. This is a discrepancy that the Zoning Commission would like to resolve.

Mrs. Organ moved to recommend the following text amendment to the Franklin Township Board of Trustees:

Under Three-family and Multifamily Dwellings:

315.03 C. 8. Maximum Building Height –Thirty-five (35) feet.

Also under All Other Uses:

315.03 D. 8. Maximum Building Height –Thirty-five (35) feet.

Mr. Hiestand seconded the motion. All Commissioners voted yes. The motion passes.

Continuation of Rezoning Request for Development on Burnett Road

The Burnett Road developer has requested a map amendment changing the parcels along Burnett Road from C1 and R1 to R3. Portage County Regional Planning Commission recommends approval to this developer, with a few other discussion points and recommendations to be reviewed upon submittal of a site plan. Eventually, after the site plan is submitted, the developer will need to work with the Portage County Engineers, and the Department of Natural Resources regarding water runoff, traffic studies and other technical aspects of the development, but tonight the Commission is only concerned about the zoning amendment. The Burnett Road Associates LLC properties would all become R3, and the church and the Seaholt properties would remain C-1. This zoning amendment would also need to be approved by the Franklin Township Board of Trustees.

Mr. Hiestand moved to recommend to the Board of Trustees to rezone the following C1 and R1 parcels to R3:

12-003-00-00-016-000 R-1

12-003-00-00-015-000 C-1

12-003-00-00-014-000 C-1

12-003-00-00-009-000 C-1

12-003-00-00-008-000 C-1

Mrs. Mullett seconded. Mr. McClure voted no, and all remaining Board members voted yes. The motion passes.

Minutes:

Mrs. Organ moved to accept the minutes as presented from the January 15, 2020 meeting. Mr. Hiestand seconded. All Commission members voted yes. The minutes were approved as presented.

Next Meeting:

The next meeting is scheduled for March 19, 2020 at 7:00 pm.

Adjournment: Mrs. Spencer moved to adjourn at 8:20 with a second from Mr. Hiestand. All Commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

Mary Organ, Zoning Commission Chair