

Franklin Township, Portage County  
Zoning Commission Hearing  
September 26, 2019

**Members Present:** Chair Mary Organ, Judy Spencer, Mekal Banyasz, Teresa Mullett, and Alternate Al Barber observed.

**Others:** Joe Ciccozzi, Assistant Zoning Inspector; Jenny August, Administrative Assistant.

**Call to Order:**

Mrs. Organ called the meeting to order at 7:00 pm. She informed the Commissioners that next month will be a multi-family housing development rezoning request for Burnett Road. She invited everyone to attend the Portage County Regional Planning Commission (PCRPC) meeting on October 9. The PCRPC will be discussing this multi-family housing project and offering their considerations.

**Minutes:**

Mrs. Spencer moved to accept the minutes as presented from the June 20, 2019 meeting. Mrs. Mullett seconded. All Commission members voted yes except Ms. Banyasz who abstained. The minutes were approved as presented.

**Discussion Topics:**

**Setbacks for Accessory Buildings, Specifically Swimming Pools**

The Commission previously made changes to setbacks for accessory buildings to accommodate substandard lots. Accessory buildings must now be at least 5 feet from property lines. Swimming pools and hot tubs are accessory buildings. There have been some issues that bring this topic back to the Commission. After discussion, Mrs. Spencer moved to amendment Chapter 4, Section 405.06.a.8 and to add Section 405.06.a.9 as follows:

- 8. It shall be setback a minimum of ten (10) feet from the rear and side lot lines, and shall not be located closer than fifteen (15) feet from the principal building.*
- 9. For lots less than 11,000 square feet, it shall be setback a minimum of five (5) feet from the rear and side lot lines, and shall not be located closer than fifteen (15) feet from the principal building.*

Mrs. Mullett seconded the motion. All Commissioners voted yes.

**Off Site Parking and Loading Requirements**

There is a discrepancy in Parking and loading Requirements in Chapter 3 and Chapter 8. The Commission wanted consistency between both chapters. After discussion, the Commission recommended the following amendments to Chapter 3, Section 331 and 332, and Chapter 8 Section 800.09.I Industrial Uses:

***Section 331.03 Lot Requirements***

- A. Lot area- No individual lot size shall be less than two (2) acres.*

- B. Lot Area Ratio- Principal and accessory buildings shall not occupy more than forty (40) percent of the lot area.*

#### **Section 331.04 Yard Requirements**

*Yard requirements are exclusive of parking areas.*

- A. Front Yard- A minimum of seventy-five (75) feet from any point along a public street right-of-way.*
- B. Side Yards- (a) Side yards shall be fifty (50) feet each, except that no industrial building shall be located closer than one hundred (100) feet to any agricultural or residential district, (b) no parking area shall be located closer than fifty (50) feet to any agricultural or residential district. Fifty (50) feet of the required minimum distance shall be landscaped with trees, shrubs, and grass.*
- C. Rear Yard- Fifty (50) feet, subject to exception above.*
- D. Side or rear yard requirements may be reduced or waived where a rail right-of-way or waterfront abuts the property only upon the approval of the Board of Zoning Appeals.*

#### **Section 331.05 Maximum Building Height**

- A. Main building: Forty (40) feet.*
- B. Accessory Buildings: As specified in Section 405.06.*

#### **Section 331.06 Parking and Loading Requirements**

- A. Parking and loading space shall not occupy any part of a required yard, subject to Section 331.04 above. 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.*
- B. As regulated in Chapter 8.*

#### **Section 331.07 Outdoor Storage Yards**

*Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.*

Recommended amendments to Section 332 are as follows:

#### **Section 332.06 Parking and Loading Requirements**

A. *Parking and loading space shall not occupy any part of a required yard, subject to Section 332.04 above. 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.*

B. *As Regulated in Chapter 8.*

### **Section 332.07 Outdoor Storage Yards**

*Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. NO materials shall be stored so as to project above the fence or wall.*

*Section 332.08 is removed*

Recommended amendments to Chapter 8 Section 800.09.I Industrial Uses are as follows:

<b><i>I. Industrial Uses</i></b>	<i>1 parking space per anticipated maximum number of employees. The total number, being the total number of employees on any two consecutive shifts having the largest number of employees. Additional visitor parking shall be a minimum of 1 space per 25 employees, with no fewer than 2 spaces per industrial facility.</i>
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Mrs. Mullet moved to make the changes specified above. Ms. Banyasz seconded the motion. All Commissioners voted yes.

### **Next Meeting:**

The next meeting will be scheduled for October 17, 2019

**Adjournment:** Mrs. Organ moved to adjourn at 8:52 with a second from Ms. Banyasz. All Commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

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Mary Organ, Zoning Commission Chair