

Franklin Township, Portage County
Zoning Commission Hearing
January 18, 2018

Members Present: Judy Spencer, Frankie Tadsen, Mary Organ, and alternate Doug Hiestand.

Others: Sam Abell, Zoning Inspector; Jenny August, Administrative Assistant. Todd Peetz, Portage County Regional Planning,

Call to Order: Mrs. Spencer called the meeting to order at 7:03 pm.

Minutes:

Mrs. Organ moved to accept the minutes as presented from the November 16, 2017 meeting. Mrs. Tadsen seconded. All Commission members voted yes.

Nomination of Chair: Mrs. Spencer nominated Mrs. Organ. All commission members voted yes.

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 gave a quick summary of what was discussed at the last meeting. He said he would like to review the few sections of the Brady Lake Village Zoning code that could potentially present problems.

Brady Lake uses several different ways of measuring building height, which Mr. Peetz does not recommend including.

Brady Lake Village allows Air BnB's. Franklin Township does not. The few that are operating in Brady Lake Village would be grandfathered.

In the definitions section, most of the definitions are pretty similar with the exception of a few. Mr. Peetz recommends using Franklin Township's definitions for "Boarding House" and also for "Family". Mr. Peetz said regarding "Conditional Use", Franklin Township's version would supersede. In Brady Lake Village's code, conditional uses would have to be renewed every two years. Franklin Township's code for conditional use is much more inclusive and comprehensive.

Mrs. Spencer had a few observations that she wanted to get Mr. Peetz's thoughts on. The term "Right of Way" is very detailed in BLV. She prefers that we just use the townships. The BLV incorporates the Duncan Factors into their definition of "variance". Franklin Township has it in it's own separate section to be reviewed when considering a variance.

Mrs. Tadsen said the definition of "Junk Yards", under the "Junk Cars" it should state that all cars must be licensed. Mr. Abell agreed.

In preparing for the next meeting, PCRP will review Brady Lake Village “All Districts” which is termed “General Provisions” in the townships code. Mrs. Organ asked about the procedures for updating the zoning map. Mr. Peetz likes the concept of adding “BL” after each district. For example, R1 in Franklin Township would be R1-BL in the former Brady Lake Village.

Shipping Containers

At the last meeting, the commission moved to add Section 405.06G Storage Containers as Accessory Buildings. The township’s legal Counsel, Chris Meduri, reviewed the zoning commission’s recommendation and notified the township that agricultural zoned properties are exempt from zoning. The Zoning Commission recommended the following amendment to Section 405.06G:

Mr. Abell offered a few options; take the word “structure” out of the definition of storage/shipping containers, or allow CAUV properties unlimited storage/shipping containers. He said the definition of “structure” could be more definitive. The commission agreed on the revised section to read as:

Section 405.06G Shipping/Storage Containers as Accessory Buildings

Shipping/Storage containers and similar prefabricated vessels originally built for purposes other than storage of goods and materials (containers for the transportation of goods) are not to be permanently used as accessory storage buildings in any residential, commercial or industrial zoning district.

Temporary Shipping/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”:

Shipping/Storage Container and/or Temporary 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/or titled vehicles.

Mr. John Wyatt of 3476 Marsella Ave. Stow spoke. He said sometimes contractors use a temporary structure for shelter while building. Some companies even use them for job site offices. Mr. Abell said the township’s code addresses temporary buildings.

Additionally, the commission recommended changing the definition of “Structure” to read:

Structure:

Anything, constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include but are not limited to roads, buildings, walls, fences, billboards, and signs. Shipping/Storage containers shall not be considered structures. Structures exclude vessels such as were originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, 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.

Any other topics:

Chair Organ reviewed some possible topics for future discussion; Shipping containers, Cluster Developments, Homeless Shelters, Chickens, Medical Marijuana, and skill games.

For next month, Mrs. Organ would like the legal notice to include digital signs and handicapped ramps.

Next Meeting: Thursday, February 15, 2018.

Adjournment: Mrs. Tadsen moved to adjourn at 9:04 with a second from Mrs. Spencer. All Commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

Mary Organ, Zoning Commission Chair