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**Austinburg Township, Ohio**

**Zoning Commission**

**Regular Meeting**

**September 5, 2018**

The regular meeting of the Austinburg Zoning Commission was called to order by Chair Wanda Lahnman at approximately 5:22 PM. Present were Commission Members: Phil Miller, Clare Polak, Robert Lapuh and Jacklyn Krysa. Also present was John Beninato, Byron C Dutton II, and Jeff Piatek.

Byron checked to see if any changes needed to be made to the draft concerning medical marijuana for the Zoning Book. He reported that the Trustees concern was only that it was relative to ORC.

The Commission reviewed proposed changes that have been worked on throughout this year:

Private Roads. John reported that per conversation with Justin Cline of the County Engineering Dept. that the County would not get involved in the creation of a private road. A main concern of private roads is access by emergency vehicles, such as the fire department. The proposed definition is: A private road must be built and maintained to current county subdivision standards by a private party. John mentioned that in the definition of Lot (p2-14) there needed to be clarification of "approved private street".

Oil Wells. While the Commission had thought to delete the sections relating to oil wells since the State has control over most regulations it was suggested by Janice Switzer to research the possibility of setbacks for distance to buildings. Jacklyn volunteered to look further into this possibility.

Group/Family Home. Phil did research on this subject and presented a variety of definitions from the Springfield, OH Zoning Regulations. He volunteered to look further into verifying that the definitions reflect the current ORC definitions.

Structure: Wanda brought up a review of the proposed definition: Anything constructed or erected, the use of which requires location on, in or under the ground, or attachment to something having a fixed location on the ground. It was decided to review this to make sure septic systems would not fall under this definition.

Trustee Resolution 90-18. Chair Lahnan recused herself from discussion as her place of employment insures one of the properties that are under consideration for rezoning.

The number of available properties currently zoned commercial was brought up. Mr. Piatek advised before purchasing his lot he had considered other lots but due to the high price and/or lot size they were not a possibility. Other issues with expansion included the availability of sewers. Byron advised that in 2020 the current sewer facilities were set for expansion. There was also discussion on traffic, especially since St.Rt. 45 is only two lanes. Phil inquired how close to the center of town would the parcels be. Byron advised it would stop at the stream/bridge on St. Rt. 45. Jacklyn expressed concern to keep in mind the need to service local people as opposed to those traveling and supporting only truck stop type businesses. The issue of mixed use residential/commercial zoning along with the requirements for size of dwellings was brought up. Rob volunteered to further check into dwelling size and the trend involving Tiny Houses. The Commission will draft their recommendation in a letter to the Trustees and this will be headed by Vice Chair Rob Lapuh.

Phil made a motion to adjourn the meeting and it was seconded by Jacklyn. All agreed none opposed. The meeting was adjourned at 6:40 pm.

Respectfully submitted,

Wanda Lahnan