

Austinburg Township, Ohio

Zoning Commission

Regular Meeting

April 3, 2019

The Regular Meeting of the Zoning Commission was called to order on Wednesday, April 3, 2019 at 5:17 pm by Chair Phil Miller. Also present were Vice-Chair Jackie Krysa, Ms. Clair Polak, Ms. Shara Parkomaki, Zoning Inspector John Beninato, Township Trustee Bryon Dutton and Secretary Dolores Allen. Citizens in attendance were Steve and Elaine Schaefer.

The Meeting Minutes of March 6, 2019 were approved. All voted aye, none were opposed.

Mr. Schaefer had questions regarding fencing being installed by a neighbor at address 1089 Orchard Grove, and was inquiring as to the zoning text. A fence permit was not pulled by the property owner (Melanie Eager). Mr. Beninato had been in contact with Mr. Schaeffer prior to today's meeting regarding surveys, property line, and the erection of the fence.

Mr. Schaeffer stated there had been another surveyor done and there is a discrepancy as to property lines, fence construction material and how close said fence could be erected in relation to the property line.

Ms. Krysa and Mr. Beninato both advised that the current zoning text would stand as it is currently written and that text is what needs to be abided by. Fencing heights on reverse lots has not been addressed in the current zoning text.

Mr. Beninato advised that the area of Orchard Grove/Glenwood will have difficulty with property surveys.

Old Business: Definitions/text to be addressed and updated include:

Tiny homes: Research was done by Ms. Polak who looked at other states/cities for guidelines. A tiny home is considered 400 sq. feet or less. Ms. Krysa stated the river front property is prime location and Zoning needs to be proactive to address the issue and establish guidelines.

Fences: will require more discussion.

Private roads: text has been discussed and will be sent to public for discussion.

Group home: will require more discussion. Austinburg Township is not compliant according to Fair Housing.

Family: will require more discussion. Concord's text was reviewed in relation to the family definition. Fair Housing may not approve the text as it is written.

Fence: Mr. Beninato acknowledged that any text needs to address that the property owner cannot change the elevation of the land in order to increase the height of the fence. R1, R2, RC districts are to incorporate this text. Ms. Krysa suggested that the business districts may have to have this text put in as well. NC was recommended to have the fence text included. Ms. Parkomaki suggested we do not cite specific ORC codes as they change and the actual ORC codes should be left out of the text to avoid any future confusion should the ORC codes change. The text should read: "terrain cannot be altered to exceed the 6 foot height in the fence." This will be "F" under

NC and “G” under R1 and R2.

Oil and Gas Wells: Removal from Zoning text is recommended.

Structure: remove fences from text.

Reverse Frontage Lots: Need definition to be decided at next meeting.

The Planning Commission will be given all the text updates to review before a public meeting will be held. The next Planning Commission is May 20, 2019. The Planning Commission must have the text changes in prior to their May 20, 2019 meeting. This should permit a public hearing to be held on June 5, 2019 at the normal Zoning Meeting.

Ms.Polak made a MOTION to adjourn the meeting. Ms. Parkomaki seconded. All voted aye; none were opposed. The MOTION carried. The meeting was adjourned at 6:37 PM.

The next Regular Meeting will be Wednesday, May 1, 2019 at 5:15PM.

Respectfully submitted,

Dolores Allen

Zoning Secretary