

The **Public Hearing for Zoning Amendment known as AUB2021-03** was called to order at 7:10 p.m. by Chairman Michael S. Troyan. Patrick J. Cavanagh and Michael S. Troyan were present and John A. Eberly participated digitally through Zoom.

In attendance on behalf of the Auburn Zoning Commission were Todd Aznavorian and Dave Dietrich.

Mr. Cavanagh explained what occurred at the last Public Hearing.

Discussions ensued regarding the Zoning Commission’s recommendations (attached):

- **Article 2 – Definitions**

1. *Keep Public Rec Facility definitions of Public Facilities*  
Accept Zoning Commission’s edits except do not change “such as” to “including but not limited”.

- **Article 4A.05 – Schedule of Land Use Categories**

1. *Use reserved space for “Public Facilities” and permit across the board based on discussion with David Dietrich. Auburn does not have the authority to deny government entities from establishing facilities.*  
Approved recommendation.
2. *Businesses, General – Put the parenthetical statement into a footnote. Permit in B-4 Office/Light Industrial. Go to definition in Article 2 page 4 and change “such as” to “including but not limited”.*  
Approved, but no change in definitions.
3. *Dwelling Unit – Permit in B1A and B2.*  
Trustee Cavanagh commented that those lots are too small for residential use. Lots are sewerred. – Keep conditional.
4. *Retail in enclosed bldgs.- Permit in Office/Light Ind. and Conditional in I-A*  
Dave Dietrich wanted to know why “Permitted” in B-4 and not I-1? Why not “Conditional” in other? Keep as Permitted in B-4 and Conditional in I-1.
5. *Drive through facilities – permit 1A*  
Question about drive through? (i.e. when a customer’s pick-up directly from business) Question traffic flow. Trustees suggest “C” in I-1.  
Dave suggested keeping it consistent by putting “C” in both B-4 and I1
6. *Restaurants – permit in I-1*  
Want to prevent a large restaurant in an industrial park. Trustees agree to keep it a Conditional Use.
7. *Business, General – permit in B-4.*  
Keep Conditional Use I-1 and B-4.
8. *Child Day Care- Do not permit in B-2 Village Retail.*  
Trustees agree to keep out of retail areas due to noise, traffic, etc.  
Make not permitted in B-2.
9. *Bed and Breakfast – Permit in B1(A) and B(2)*  
Trustees did not want to permit because no conditions are attached.  
Leave as “Conditional Use.
10. *Auto Sales – Make Conditional in B-3 and B-4*  
Due to a current BZA case pending, do not change. Do not allow in B1(A), B2, B3 & B4

- **Article 4A.09 Schedule of Parking Requirements**

1. *Hospitals – not permitted in B-3 and I-1.*  
Remove from both for consistency. Approved.
2. *Self-storage – not permitted in B-3*  
Approved for consistency.