

RECORD OF PROCEEDINGS

Minutes of

AUBURN TOWNSHIP ZONING COMMISSION—REGULAR/

PUBLIC HEARING

Meeting

Administration Building

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held 11010 Washington Street March 11, 2021 20 1

MEMBERS PRESENT: TODD AZNAVORIAN, DENNIS BERGANSKY, TED VANHYNING, JASON WEIN, DOUGLAS SALTZ

MEMBER ABSENT: JEFF PULSFORD, ALBERT TIEN

The Auburn Township Zoning Commission Public Hearing for AUB-2021-01 was called to order for the proposed Amendment AUB-2021-01.

The amendment was explained. There was no public comment.

The Planning Commission's comments from March 9, 2021 meeting were discussed. A discussion also took place and suggested changes were made to the Amendment.

Motion by Todd Aznavorian to close the public hearing for AUB-2021-01. The motion was seconded by Ted VanHyning. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

Motion by Todd Adnzvorian to open the public hearing for AUB-2021-02 at 7:56 PM. The motion was seconded by Ted VanHyning. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

The Planning Commission's comments and suggestions from their March 9th meeting were discussed. A discussion also took place and suggested changes were made to the Amendment.

There was no public comment.

Motion by Todd Aznavorian to close the public hearing for AUB-2021-02. The motion was seconded by Ted VanHyning. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

Motion by Todd Adnzvorian to open the public hearing for AUB-2021-03. The motion was seconded by Doug Saltz. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

The Planning Commission's comments and suggestions from their March 9th meeting were discussed. A discussion also took place and suggested changes were made to the Amendment. There were numerous changes made to the amendment on Schedule 4A that the Commission members felt were necessary.

Motion by Todd Adnzvorian to close the public hearing for AUB-2021-03. The motion was seconded by Doug Saltz. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

The hearing closed at 8:15 pm.

The Commission moved on to their regular meeting. The regular meeting was called to order.

The Pledge of Allegiance was recited. Roll call was officially taken.

A discussion took place regarding the suggested changes, for the three (3) amendments. A summarization of the suggested modifications are listed in the minutes.

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Motion by Dennis Bergansky to recommend approval of AUB2021-01 with modifications. The motion was seconded by Doug Saltz. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

Suggested changes from the Commission will be summarized in the later in the minutes.

A discussion took place regarding the definition of dwelling unit floor area.

Motion by Dennis Bergansky to continue the same measurement as in the proposed amendment. The motion was seconded by Doug Saltz. Vote: Aznavorian, no; Bergansky, yes; VanHyning, yes; Wein, yes; and Saltz, yes. The motion passed.

Motion by Doug Saltz to recommend approval of AUB-2021-02 with modifications. The motion was seconded by Dennis Bergansky. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

Motion by Todd Aznavorian to recommend approval of AUB-2021-03 with modifications. The motion was seconded by Doug Saltz. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

SUMMARIZATION OF ZONING COMMISSION RECOMMENDATIONS of modifications for AUB-2021-01, AUB-2021-02, and AUB-2021-03

AUB 2021-01

1. Article. 4, p2 at §(c): Remove this section as it is repetitive. Same language is included in Art. 5.05
2. Approval recommended with PC suggestions and ZC modifications

AUB 2021-02

Article 2, Definitions

1. p. 16: Keep “recreational facilities” in definition of “Public Facilities” [see recommendations under Article 4(A)]
2. Approval recommended with PC suggestions and ZC modifications

AUB 2021-03

Article 4A

4A.05 Schedule of Land Use Categories

1. P. 6, §(f)(3). Use reserved space for “Public Facilities” and permit across the board based on discussion w/ David Dietrich. Auburn does not have the authority to deny government entities from establishing facilities.
2. P. 5 §(c)(11) . Businesses, General - Put the parenthetical statement into a footnote. Permit in B-4 Office/Light Industrial. Go to definition in Article 2 p 4 and change “such as” to “including but not limited to.”
3. P. 5 §(a)(1). Dwelling Unit – Permit in B-1A and B-2.
4. P. 5 §(c)(1) Retain in enclosed bldgs. – Permit in Office/Light Ind. Conditional in I-1
5. P. 5 §(c)(6) Drive thru facilities – Permit in I1
6. P. 5 §(c)(10) Restaurants – Permit in I1
7. P. 5 §(c)(11) Businesses, General – Permit in B-4
8. P. 5 §(c)(13) Child Day Care – Do not permit in B-2 “Village Retail”
9. (d)(1) Bed and Breakfast – Permit in B1(A) and B(2)
10. (e)(3) Auto Sales – Make conditional in B-3 and B-4
11. F(2) Label as “Private” Recreation Facilities – Make conditional in I1
12. F(3) Label as Public Recreation Facilities – Permit in all districts per Dave Dietrich advice

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4A.09(c) Schedule of Parking Requirements

- 1. (4) Hospitals – not permitted in B-3 and I1. Remove from both. [consistency]
- 2. (5) Self -Storage – not permitted in B-3. Remove. [consistency]
- 3. Approval recommended w PC suggestions and ZC modification.

The next meeting will be March 25, 2021.

Motion by Dennis Bergansky to adjourn the meeting. The motion was seconded by Jason Wein. Vote: Aznavorian, yes; Bergansky, yes; VanHyning, yes; Wein, yes, and Saltz, yes. The motion passed.

The meeting adjourned at 10:09 PM.

Minutes submitted by

Minutes Approved on:

Fred May, Secretary

April 8, 2021

Todd Aznavorian, Chairman