

RECORD OF PROCEEDINGS

Minutes of

AUBURN TOWNSHIP ZONING COMMISSION—REGULAR

Meeting

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

Auburn Township Administration Building

Held _____ 20 _____

11010 Washington Street

January 27, 2022

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MEMBERS PRESENT: TODD AZNAVORIAN, DENNIS BERGANSKY, SCOTT BROCKMAN, TED VAN HYNING, JASON WEIN, CHAD CANFIELD

MEMBER ABSENT: JEFF PULSFORD

Auburn Township Zoning Commission regular meeting was called to order at 7:00 PM.

Roll call was taken. The Pledge of Allegiance was recited. David Dietrich was present.

The Pledge of Allegiance was led by Chad Canfield.

The Zoning Commission members read copies of meeting minutes that needed approved.

A discussion took place regarding the minutes from the September 23, 2021, and October 28, 2021, meetings. Mr. Aznavorian asked that more detail be added to a couple of statements in the minutes.

Motion by Ted VanHyning to approve the meeting minutes for September 23, 2021. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

Motion by Ted VanHyning to approve the meeting minutes for October 14, 2021. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

Motion by Ted VanHyning to approve the meeting minutes for October 28, 2021. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

Motion by Ted VanHyning to approve the meeting minutes for December 9, 2021. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

Motion by Ted VanHyning to approve the meeting minutes for January 13, 2022. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

Under Old Business, the Commission discussed the pending zoning amendments.

It was noted that Article 5 needs to be corrected, that when changes were made to the Schedule of Uses in Article 4A that those changes, need to be reflected in Article 5.

A discussion took place regarding Accessory Dwelling Units and Electric Vehicle Charging Stations. It was explained that these proposed amendments will be prepared and initiated as two separate amendment. It was further explained that if there are issues at the county level with one it will not hold up the other. Both proposed amendments can be initiated at the same time though.

Mr. Brockman asked if the new amendment was restricting where the EV charging stations can be installed and if they would be allowed in a Residential District. It was noted that a zoning permit will be required for EV charging installations to be installed in all non-residential districts; only an electrical building permit will be required for installation in a residential district. A discussion took place.

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It was agreed that the verbiage “on a lot” should be eliminated from the amendment.

Mr. Aznavorian had a question about Article 5 (k) 5. He indicated that the verbiage, in the current copy, was “to a permitted use” and should be “of a permitted use”. A discussion took place.

Discussions took place regarding accessory dwelling units. It was explained that Chardon suggested that adding the definition of multi-family might be considered. Mr. Dietrich added clarification as to why a definition would not be needed for multi-family dwelling unit.

Mr. Brockman inquired if a mother-in-law suite could have an external connection in addition to the required internal connection. It was noted that it would be treated like any other addition to a dwelling.

A discussion took place regarding car wash facilities, comments were made regarding trash receptacles, and light pollution. Mr. Brockman commented on the height restriction for car washes and if the amendment was trying to eliminate trucks being allowed to use a car wash facility. Mr. VanHyning explained that he felt the amendment was just to have the car wash attended and to have the car wash maintained properly. A discussion took place.

A discussion took place regarding the amendment for landscapers and tree services. This amendment will be readdressed at the next meeting. A question was asked by Mr. Brockman if we need “LED” lights for security lights. Mr. Brockman also indicated that requiring the conditions to be reviewed on a yearly basis might be excessive. It was indicated that the landscaping and car wash amendments will be initiated as two separate amendments.

Mr. Bergansky also indicated that item (a) and (g) were in conflict. It was decided to keep (g) the same but add vehicles and equipment to that item.

There was also a discussion regarding the height of the materials not exceeding the height of the building and that the height was capped at 25’ and that there was other information regarding the maximum lot coverage that was not in this copy.

It was noted to remove item (n) and (f) but to keep item (b).

The next item on the agenda was Miscellaneous. It was noted that the first scheduled applicant was in the hospital and would not be able to be at his interview. The second applicant was present.

The Board welcomed Sarah Mulleman. It was noted that Ms. Mulleman interviewed for the position last year.

Motion by Dennis Bergansky to enter into Executive Session for the purpose of interviewing candidates for the Secretary position. The motion was seconded by Jason Wein. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

The applicant was invited into Executive Session.

Motion by Ted VanHyning to leave Executive Session. The motion was seconded by Todd Aznavorian. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

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The Commission discussed the applicant’s qualifications and decided to hire her. Mr. VanHyning asked that the applicant be officially informed and have her start as soon as possible.

A discussion took place regarding sending an offer letter.

It was explained that the Commission hires their secretary and the Commission is responsible for overseeing that the duties of the secretary are performed to an acceptable level. It was also noted that the Trustees set the salary for the position.

Motion by Dennis Bergansky to hire Sarah Mulleman. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

Mr. VanHyning asked that a job description be created for the secretary’s position so the Commission knows what the secretary’s responsibilities are, so they can verify that they are being completed in a timely fashion. A discussion took place.

A brief discussion took place regarding Article 5. It was explained that Item “u” of conditional uses is for retail in the I-1 and B-4 zoning district. It was explained that the footnote in the Schedule of Uses for this particular use might eliminate the need the need to have additional uses added. It will be discussed at the next meeting.

Jason Wein commented that he would not be at the February 10th meeting.

Motion by Ted VanHyning to adjourn the meeting. The motion was seconded by Scott Brockman. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; VanHyning, yes; and Wein, yes. Motion passed.

The meeting was adjourned.

Minutes submitted by

Minutes Approved on:


Jane Hardy

February 10, 2022

Ted VanHyning, Chairman