

**RECORD OF PROCEEDINGS**

Minutes of

AUBURN TOWNSHIP ZONING COMMISSION—REGULAR MEETING

Meeting

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

Auburn Township Administration Building

Held \_\_\_\_\_ 20 \_\_\_\_\_  
11010 Washington Street March 10, 2022 1

**MEMBERS**

**PRESENT:** TODD AZNAVORIAN, DENNIS BERGANSKY, SCOTT BROCKMAN, JASON WEIN, CHAD CANFIELD

**MEMBER**

**ABSENT:** JEFF PULSFORD, TED VANHYNING

The Regular Meeting was called to order by Vice Chairman Scott Brockman.

Roll call was taken by Sarah Mulleman. Members present were Todd Aznavorian, Dennis Bergansky, Scott Brockman, Jason Wein, and Chad Canfield.

David Dietrich was in attendance.

The Pledge of Allegiance was led by Dennis Bergansky.

The minutes were read by the Board members.

**Motion by Todd Aznavorian to approve the meeting minutes from the February 24, 2022, Zoning Commission meeting. The motion was seconded by Dennis Bergansky. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; Wein, yes; and Canfield, yes.**

Under New Business, the Commission addressed the denial on the Zoning Amendment ZC-2022-01, that was received by the Geauga County Planning Commission.

Mr. Brockman indicated that the Zoning Commission needs to discuss the options that are available to the Commission which were: Approve as written, Deny, or Approve with modification, before moving the amendment on to the Township Trustees.

It was noted that after reviewing the verbal, informal comments from the Planning Director, that it appeared that there is nothing severe enough to warrant a denial from the Planning Commission. It was noted that there are items, if the Commission wants to discuss and potentially modify the amendment before submitting the amendment to the Trustees for their action.

The Commission reviewed the informal comments and made minor modifications to the amendment.

A discussion took place regarding the electric charging stations and the Planning Commission apparently had a concern in allowing an electric vehicle charging spot to count as part of the required parking. Mr. Bergansky commented that there is only two things that police can enforce and that is a fire lane and handicap parking spots, and that the electric vehicle spot does not take away a parking spot because a non-electric car can park in it. Therefore, it is a non-enforceable requirement, if a non-electric car happens to park in a charging station spot.

The Zoning Commission decided to leave the verbiage as written. It was noted that since this was an informal comment from the Planning Commission, no vote was needed to be taken.

Mr. Dietrich commented that he could not find any other community, when doing his research, that required them to have extra parking spots to account for electric vehicle spots. He also commented that another township adopted EV's already and put the same provisions in place.

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GOVERNMENT FORMS &amp; SUPPLIES 844-224-3338 FORM NO. 10149

Auburn Township Administration Building

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 11010 Washington Street March 10, 2022 2

The next concern from the informal comments was that the Township was prohibiting self-service car-washes and that the amendment required the hiring of a hydrologist. The overall consensus of the Zoning Commission was to leave the hydrologist requirement as written and that well driller should not be included. It was noted that anyone building a car wash is going to know how to contract with a hydrologist. It was also noted, that at the point of the amendment being written, the majority of the Zoning Commission supported not having self-serve car washes. It was also noted that if someone wants to put a self-serve car wash, they can always apply for a variance with the Board of Zoning Appeals as an option.

Mr. Brockman moved on to the next items. A discussion took place regarding the informal comments about landscapers. The verbiage "shall" in Item (b) will be changed to "may".

A discussion took place regarding the word "screening". The Zoning Commission decided to leave the verbiage as it was originally written.

A discussion took place regarding the requirement for storage of supplies on a hard surface and if there is too much hard surface, it may affect storm water management.

The Zoning Commission decided to modify that section of the amendment and just require that salt and fertilizer be located on a hard service. Therefore, it was decided to remove the verbiage--plants, shrubs, and small trees and add a comma in that sentence before the word "or".

A discussion took place regarding the storage of landscape waste and debris and modifying the amendment regarding waste and debris. Sarah Mulleman suggested that the verbiage for "not storing landscaping waste" be added to the maintenance standards rather than the development standards.

The Zoning Commission decided to add an item (f), in maintenance standards that stated "No storage of landscape waste and debris". The Commission also decided in item (d) to add the word "feet" after the word 25.

All proposed modifications to the amendment, as previously discussed, were recapped by the Zoning Commission.

Mr. Brockman summarized the options for the next step in the amendment process. He explained that the Commission has three options: approve, deny, or approve with modifications.

**Motion by Dennis Bergansky to approve the amendment with the modifications that were previously summarized. The motion was seconded by Todd Aznavorian. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; Wein, yes; and Canfield, yes. The motion was passed.**

A discussion took place, when the question was asked, if it was normal for the Planning Commission to just flat out deny an amendment and not include comments regarding why it was denied.

Mr. Wein asked if the Zoning Commission could write a letter to the Planning Commission to let them know it was unprofessional that they did not give us feedback with the denial.

Discussion took place regarding House Bill 563 that is proposed, in the state legislature, to limit all government entities from preventing short term rentals like an air bnb.

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Members signed all paperwork which included the Signature for Recommendation and Signature for Submission of Recommendation

Mr. Aznavorian asked if we got back anything back from legal on Article 5 through 9. It was noted that we did not at this point.

If nothing is returned, the Zoning Commission will just move forward once the next amendment is prepared.

Mr. Bergansky announced that he would not be at the March 24, 2022, meeting.

Mr. Brockman indicated that the Commission is making a lot of progress getting these items on the books.

**Motion by Todd Aznavorian to adjourn the meeting. The motion was seconded by Jason Wein. Vote: Aznavorian, yes; Bergansky, yes; Brockman, yes; Wein, yes; and Canfield, yes. The motion was passed.**

Minutes submitted by:

Minutes Approved on:

\_\_\_\_\_  
Sarah C. Mulleman, Secretary

March 24, 2022

\_\_\_\_\_  
Scott Brockman, Vice-Chairman