

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

Held 11010 Washington Street January 9, 2025 1
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MEMBERS PRESENT: DENNIS BERGANSKY, CHAD CANFIELD, GREG LACKEY, JEFF PULSFORD, TED VAN HYNING, ANGELA DAUGHERTY

MEMBER ABSENT: SCOTT BROCKMAN

The meeting was called to order on Thursday, January 9, 2025, at 7:01 PM by Chairman Ted Van Hyning.

Roll call was taken with the following members present: Dennis Bergansky, Chad Canfield, Jeff Pulsford, Ted Van Hyning, Greg Lackey, Angela Daugherty. Member absent was Scott Brockman.

The Pledge of Allegiance was led by Jeff Pulsford.

Mr. Van Hyning commented that this was also the Organizational Meeting for 2025. Mr. Van Hyning indicated that the members whose terms were up were reappointed. Those members are Dennis Bergansky, Greg Lackey, and Angela Daugherty.

Mr. Van Hyning commented that the next item on the agenda is to appoint a Chairman for 2025.

Motion by Dennis Bergansky to nominate Ted Van Hyning as the 2025 Chairman of the Zoning Commission. The motion was seconded by Chad Canfield.

Mr. Van Hyning indicated that he would gladly serve as Chairman again.

Vote: Bergansky, yes; Canfield, yes; Pulsford, yes, Van Hyning, abstain; and Lackey, yes; Daugherty, yes. The motion passed.

Mr. Van Hyning asked for a motion for Vice Chairman. He indicated that he did not think Mr. Brockman wanted to be Vice Chairman this year.

Motion by Greg Lackey to nominate Dennis Bergansky as the 2025 Vice Chairman of the Auburn Township Zoning Commission. The motion was seconded by Ted Van Hyning. Vote: Bergansky, abstain; Canfield, yes; Pulsford, yes; Van Hyning, yes; and Lackey, yes. The motion passed.

Motion by Dennis Bergansky to reappoint Sarah Mulleman as the 2025 Zoning Commission Secretary. The motion was seconded by Jeff Pulsford. Vote: Bergansky, yes; Canfield, yes; Pulsford, yes; Van Hyning, yes; and Lackey, yes. The motion passed.

Mr. Van Hyning indicated that there are several sets of minutes to review from the previous meeting for the Public Hearings for the three zoning amendments.

Members read the meeting minutes. Mr. Van Hyning indicated that on Page 2 the minutes reflected that Dave Rotunda was from 8th Day Brewery and it needs to be changed to Bummin Beaver Brewery. The change will be made before the minutes are printed in final form.

Motion by Jeff Pulsford to approve the public hearing meeting minutes for ZC-2024-02. The motion was seconded by Chad Canfield. Vote: Bergansky, yes; Canfield, yes; Pulsford, yes; Van Hyning, yes; and Lackey, yes. The motion passed.

Motion by Ted Van Hyning to approve the public hearing meeting minutes for ZC-2024-03. The motion was seconded by Greg Lackey. Vote: Bergansky, yes; Canfield, yes; Pulsford, yes; Van Hyning, yes; and Lackey, yes. The motion passed.

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Motion by Greg Lackey to approve the public hearing meeting minutes for ZC-2024-04. The motion was seconded by Chad Canfield. Vote: Bergansky, yes; Canfield, yes; Pulsford, yes; Van Hyning, yes; and Lackey, yes. The motion passed.

Motion by Jeff Pulsford to approve the regular meeting minutes for December 12, 2024. The motion was seconded by Jeff Pulsford. Vote: Bergansky, yes; Canfield, yes; Pulsford, yes; Van Hyning, yes; and Lackey, yes. The motion passed.

There was no Old Business.

Under new business, Mr. Van Hyning indicated that the Commission needed to discuss the 2025 meeting calendar. Mr. Van Hyning suggested that the Commission consider going back to 2-meetings per month and if one of the meetings was not needed then it could be easily cancelled.

He indicated that the next meeting will be January 23, 2025.

The secretary will notify the Township's Administrative Assistant of who the Chairman and Vice Chairman are and when the Commission will meet in 2025.

All members were in agreement.

Mr. Van Hyning indicated that the Commission will meet the 2nd and 4th Thursday of the month, except in November and December, they will meet once a month.

A discussion took place regarding some of the items that could be addressed by the Zoning Commission in 2025.

Mr. Dietrich commented that House Bill 315, which is very lengthy, includes a lot regarding township law in terms of zoning. Mr. Dietrich further commented that the House bill will take effect in 90 days. Mr. Dietrich further noted that one of the items in the house bill has to do with how public hearings are advertised with legal notices. He explained that with the new House Bill, there will be other options available rather than the current way of posting a legal ad in a newspaper. He explained that notices can be posted on a township's website, social media or in a digital edition of a newspaper that qualifies as circulated media.

He indicated that the community can be notified of the change in how a meeting is advertised. Mr. Dietrich commented that the Zoning Resolution might need to be updated where it says in a newspaper for public circulation.

Mr. Dietrich suggested that the verbiage be taken right out of the Ohio Revised Code, and that would be the safest option.

It was noted that the Township currently uses the Maple Leaf or the News Herald for its legal ads. It was also noted that legal ads are an expensive way to advertise a meeting.

It was also noted that the Public can be notified that the mode of advertising would be changing and what the new method would be and that can be done on the website.

A discussion took place regarding the "next door" app.

Mr. Dietrich also commented that the house bill tweaked the verbiage on the penalty for a zoning violation and that could also be reviewed.

A discussion took place regarding Chapter 519 in the ORC and how parts of that section are still from the 1950s and maybe that section needs to be updated in Columbus.

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Mr. Dietrich also commented on how there may be a push to streamline zoning from each individual township to the county or to the state. He explained that they are trying to aim for uniformity and if that happens, we will have a countywide regulation for lot size and road frontage.

Another potential topic for regulations are shipping containers. Currently in zoning they are treated as an accessory structure. A discussion took place regarding shipping containers. Mr. Dietrich commented that they could be restricted to certain zoning districts as an option. It was explained how currently shipping containers are regulated as an accessory structure and if its over 200 feet it would also need a building permit. It was also noted that Mr. Kitko wants to keep the "trashiness" out of it.

It was explained that there was a business in town that wanted to use shipping containers to expand their commercial business but the Building Department is not in favor of using shipping containers for occupancy, especially commercially, because the containers do not meet commercial code in many cases. The Building Department also indicated that it is very difficult to acquire a set of commercial prints for a shipping container and without that they cannot get approved for commercial use.

Mr. Bergansky commented that the Commission should look at the condition of the unit, how many are allowed on a parcel and if it is for temporary use, how long they would be allowed. There is a lot to look into for these because regulations for them are fairly new.

Mr. Van Hyning asked if it would be appropriate to put appearance standards on them. Mr. Dietrich commented that we cannot get into color. Mr. Dietrich also commented that the Commission could probably write in some stuff about standards and maintenance but not appearance because of the lack of the architectural review process.

Mr. Van Hyning commented that they would not be appropriate in subdivisions but maybe use them in commercial or business would be fine, if they had Building Department approval.

A discussion took place regarding potential outdoor dining requirements and that there is not really a clear picture on it. It was suggested that the Commission consider some provisions on setbacks, outdoor lighting, points of access, fencing, in front of the building or where; outdoor entertainment, required parking, exceeding occupancy and noise.

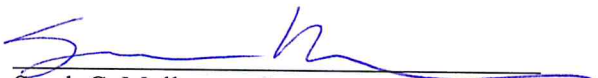
A brief discussion took place regarding recreational marijuana and if there is any interest in addressing that. Mr. Dietrich commented that most communities have adopted the prohibition. He also commented that if there is any interest, it would have to be done as a zoning amendment because the state licensure requires zoning approval for it. Mr. Van Hyning suggested that we "don't open a can of worms, it is currently not permitted and needs to be left that way."

Motion by Dennis Bergansky to adjourn the meeting. The motion was seconded by Angela Daugherty. Vote: Bergansky, yes; Lackey, yes; Canfield, yes; Pulsford, yes, and Van Hyning, yes. The motion passed.

The meeting adjourned.

Minutes submitted by:

Minutes Approved on:


Sarah C. Mulleman, Secretary

February 13, 2025

Ted Van Hyning, Chairman