

Auburn Township Administration Building

11010 Washington Street

March 13, 2025

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Held

MEMBERS PRESENT: DENNIS BERGANSKY, SCOTT BROCKMAN, JEFF PULSFORD,
GREG LACKEY

MEMBERS ABSENT: TED VAN HYNING, ANGELA DAUGHERTY, CHAD CANFIELD,

The meeting was called to order by Vice Chairman Dennis Bergansky at 6:59 PM.

Roll Call was taken. Members present were the following Dennis Bergansky, Scott Brockman, Jeff Pulsford, and Greg Lackey.

Members absent were Ted Van Hyning, Chad Canfield, and Angela Daugherty.

David Dietrich was also present.

The Pledge of Allegiance was led by Dennis Bergansky.

Minutes from the February 27, 2025, meeting were reviewed by Commission members. There were no comments.

Motion by Jeff Pulsford to approve the February 27, 2025, meeting minutes. The motion was seconded by Scott Brockman. Vote: Bergansky, yes; Brockman, yes; Pulsford, yes; and Lackey, yes. Motion passed.

The meeting moved on to Old Business, shipping containers from the prior meeting.

The members reviewed the third draft for the shipping container amendment. It was noted that the suggested adjustments for the amendment that Mr. Dietrich had made were in green print.

There was a discussion around allowing storage containers to be located temporary versus permanent. It was noted the permanent is fine in residential and commercial.

Mr. Bergansky commented that a building would deteriorate faster than a shipping container.

Mr. Brockman commented on the big picture regarding shipping containers as he sees it. Auburn cannot be like Chagrin Falls since as a Township we cannot control what structures and things look like architecturally, as a Township, we can only control where a structure can be located and its height.

Mr. Brockman also commented that Bainbridge is full of zoning mistakes and one disaster after another. Mr. Brockman commented, do we want to encourage containers based on just being the cheapest way to go, containers are temporary structures and are being treated as a permanent structure. It was noted that Eclipse does it the right way but lots of businesses may not.

Mr. Brockman commented that businesses and people use dumpsters routinely behind a business, but I am just not a fan of the shipping container.

Mr. Bergansky commented that he understands Mr. Brockman's concerns but feels that the containers would not be a concern since they cannot go in front of a building.

Mr. Bergansky further noted that the Commission needs a requirement that there has to be a structure on the parcel for there to be a shipping container and Mr. Bergansky does not think a shipping container would then fit on the property.

More discussion took place.

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It was also noted that Auburn Township does not have a minimum structure size for any structures.

Mr. Brockman noted that to store a lawn mower, the shipping container would need to be at least six feet long.

Mr. Brockman also noted that he is okay with containers being permanent as long as the container is located with comparable setbacks as any other accessory structures. Mr. Brockman also noted that maybe it should be considered that shipping containers be kept out of the B2 zoning district since that district is supposed to be shops and what not.

To add to the discussion, Mr. Dietrich commented that if the shipping container is not attached to the ground, he wondered how the Auditor's Office would treat them for taxation purposes. Mr. Dietrich further commented that shipping containers probably are not building the tax base at all.

Mr. Brockman again commented that they should not be permitted in the Auburn Corner's retail area. A discussion took place.

Mr. Dietrich also commented that if someone in that district wanted one, they could also request a use variance.

It was decided not to allow shipping containers in the Village Retail District.

A discussion took place regarding which properties in the Village Retail District could actually fit a container if they followed the setbacks and other requirements.

The discussion continued with the possibility of allowing them but making them be set back from the road and behind a principle structure.

Mr. Brockman commented that the B-2 Zoning District is Village Retail District and that is where they should not be allowed.

Mr. Bergansky summarized the discussion noting that shipping containers would not be allowed in the B2 Village Retail district because most of the lots are too small to handle a shipping container.

Mr. Bergansky moved on to item 2A which is how many containers do we want to allow per parcel or do we want to limit it by acre or maybe one per half acre.

A discussion took place.

Mr. Brockman felt one per acre would be a fair number. Mr. Pulsford questioned if this would also apply to the business district were a container would fit in a little bit better.

After discussion, it was agreed that it would be one container per acre.

Mr. Dietrich asked if there should be a cap on how many shipping containers should be allowed per parcel.

A discussion also took place about whether to put a cap on the number of shipping containers per parcel.

More discussions took place regarding allowing signage on shipping containers versus no signage and also that there will be no railcars or truck trailers allowed.

A discussion took place regarding electrical and plumbing hookups in the shipping

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containers. It was decided that there would be no permanent electrical or plumbing permitted in a shipping container.

It was noted that New Business would be saved for the next meeting.

The next meeting will be April 27, 2025.


Motion by Jeff Pulsford adjourn the meeting. The motion was seconded by Scott Brockman.

Vote: Bergansky, yes; Brockman, yes; yes; Pulsford, yes; and Lackey, yes. Motion passed.

The meeting was adjourned.

Minutes submitted by

Minutes Approved on:


Sarah Mulleman

March 27, 2025

Dennis Bergansky, Vice Chairman