
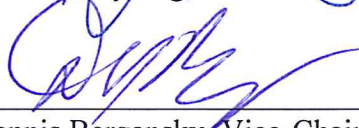
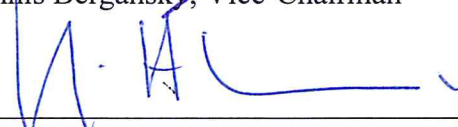




**MOTION TO INITIATE AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
R.C. 519.12 (A)**

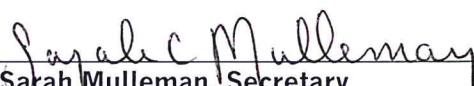
Jeff Pulsford moved the adoption of the following motion:

That an amendment to the Auburn Township Zoning Resolution identified as **ZC-2025-02** consisting of 4 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Auburn Township Zoning Commission this **10th** day of **July, 2025**.

Chad Canfield seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

<u>Member</u>	<u>Yes or No</u>
 Ted Van Hyning, Chairman	Y
 Dennis Bergansky, Vice-Chairman	Y
 Scott Brockman	Y
 Chad Canfield	Y
 Jeff Pulsford	Y

Attested to by:


Sarah Mulleman, Secretary
Auburn Township Zoning Commission

Date: July 10, 2025

Section 2.02 DEFINITIONS

***BREWERY** means a commercial retail establishment licensed by the Ohio Department of Commerce, Division of Liquor Control, located within a permanent, fully enclosed principal building wherein malt beverages are produced, served, and sold directly to patrons for consumption. A brewery may or may not have a kitchen for food preparation and a dining area for the sale and consumption of food directly to patrons for consumption.*

***OUTDOOR DINING** means an accessory use devoted to exterior food and/or drink service to patrons in an area that is in conjunction with, and under the same management and control of, the owner or lessee of a restaurant, tavern, or brewery that is located on the same lot.*

***TAVERN** means a commercial retail establishment licensed by the Ohio Department of Commerce, Division of Liquor Control, located within a permanent, fully enclosed principal building wherein alcoholic and other beverages are served and sold to patrons for consumption. A tavern may or may not have a kitchen for food preparation and a dining area for the sale and consumption of food directly to patrons for consumption.*

Section 5.02 ACCESSORY USES

(r) *Outdoor Dining*

- (1) *Locations: outdoor dining shall be a permitted accessory use in the B-1 General Business, B-1A Auburn Corners Retail, B-2 Village Retail, B-3 Retail/Motorist Services, and B-4 Office/Light Industrial Zoning Districts. Outdoor dining shall be a conditional accessory use in the I-1 General Industrial Zoning District.*
- (2) *Development and Maintenance Standards: In addition to the regulations provided herein, outdoor dining shall comply with all of the applicable development and maintenance standards in 3.01 and 3.02. The following regulations shall apply to outdoor dining.*
 - a. *The outdoor dining area shall be located on a patio or deck, with or without a permanent roof, that is contiguous with the principal permitted restaurant, tavern, or brewery.*
 - b. *The minimum lot requirements in 4A.06; front, side, and rear setbacks in 4A.07; maximum height in 4A.08; and landscaping and screening regulations in 4A.10 for the affected zoning district shall apply as well as all other applicable regulations and standards.*

- c. *Entry and exit aisles used by patrons and employees connected to the restaurant, tavern, or brewery shall remain open and unimpeded at all times by tables, chairs, other furnishings and equipment. Ingress/egress shall be compliant with applicable building and fire codes.*
- d. *Umbrellas shall be made of a fire-retardant material in accordance with the applicable fire code per the Auburn Township Volunteer Fire Department.*
- e. *Subject to all relevant regulations of the Ohio Department of Commerce, Department of Liquor Control, the perimeter of the outdoor dining area shall be fully enclosed by a fence, a wall, or railing a minimum of four (4) feet in height with self-closing and latching gates for entry and exit. If adjacent to a off-street parking lot or driveway, permanent concrete filled bollards, or planting boxes affixed to the ground consisting of concrete or masonry material, shall be a minimum of four (4) feet in height and spaced a minimum of four (4) feet apart along the perimeter of the outdoor dining area.*
- f. *The outdoor dining area shall be kept free of litter and in a safe and sanitary condition at all times.*
- g. *No cooking facilities, including permanent or portable grills or similar equipment, shall be permitted within the outdoor dining area.*
- h. *Outdoor dining enclosures consisting of, but not limited to, tents, curtains and vinyl screens shall be prohibited.*
- i. *The outdoor dining area seating capacity shall not exceed two hundred percent (200%) of the indoor seating capacity of the restaurant, tavern, or brewery that is accessible to the public and the capacity shall be determined in accordance with the applicable fire code per the Auburn Township Fire Department by the Chief or the Fire Prevention Officer.*
- j. *Any noise associated with music or entertainment conducted within the outdoor dining area shall not exceed the maximum level set forth in 4A.12.*
- k. *Lighting shall comply with the applicable regulations in 4A.11.*
- l. *Signage shall comply with the applicable regulations in 5.02(i).*
- m. *Off-street parking shall comply with the applicable regulations in 4A.09 and 5.02(f). The number of off-street parking spaces required for outdoor dining shall be one (1) space per four (4) persons at maximum capacity. Maximum capacity shall be determined based upon the fire code per the Auburn Township Volunteer Fire Department.*
- n. *The hours of operation for outdoor dining shall not extend past the normal operating hours of the principal permitted restaurant, tavern, or brewery.*

- o. The zoning inspector shall submit an application for a zoning certificate for outdoor dining to the Auburn Township Volunteer Fire Department for review by the Chief or the Fire Prevention Officer for compliance with the applicable fire code. No zoning certificate shall be issued without the prior approval of the Fire Department.*

Section 5.03 CONDITIONAL USES

(v) Restaurants, Taverns, Breweries, and Outdoor Dining

- (1) Location and Access: Restaurants, Taverns, Breweries, and Outdoor Dining shall be conditional uses in the I-1 General Industrial District and shall comply with 3.07.*
- (2) Development Standards: In addition to 3.01, the following conditions shall apply:*
 - a. Dumpsters receptacles shall be located a minimum of fifty (50) feet from an adjoining residential zoning district. They shall be screened from adjacent lots and the road right-of-way. Incineration facilities are prohibited.*
 - b. All storage of supplies shall be within a completely enclosed building.*
 - c. Shall comply with all other applicable regulations for the I-1 General Industrial Zoning District.*
 - d. Outdoor Dining, classified as an accessory use, shall comply with all of the regulations in 5.02(r).*
- (3) Maintenance Standards: In addition to 3.02 the following conditions shall apply:*
 - a. Noise shall comply with 4A.12.*
 - b. Outdoor events involving temporary structures, including, but not limited to, tents, shall be approved by the Zoning Inspector and the Auburn Township Volunteer Fire Department.*
 - c. There shall be a review of the conditions after one (1) year of operation or as determined by the Board of Zoning Appeals.*

4A.05 SCHEDULE OF USES:

Schedule 4A.05: Schedule of Uses

LAND USE CATEGORY	B-1 General Business District (1)	B-1A Auburn Corners Retail Business District	B-2 "Village" Retail District	B-3 Retail/Motorist Service District	B-4 Office/Light Industrial District	I-1 General Industrial District
(a) Residential						
(1) Detached Single Family Dwelling	P	P	P	N/P	N/P	N/P
(2) Reserved 6/6/07						
(3) Nursing Homes and Residential care facilities	N/P	N/P	N/P	N/P	C	N/P
(b) Offices						
(1) Medical clinics	P	P	P	P	P	N/P
(2) Reserved 6/6/07						
(3) Professional, administrative, executive, and real estate	P	P	P	P	P	P
(4) Reserved (6/2021)						
(c) Retail/Services						
(1) Retail in completely enclosed buildings	P	P	P	P	C ⁽³⁾	C ⁽³⁾
(2) Reserved (6/2021)						
(3) Animal hospital, Veterinary clinic and offices	P	P	P	P	P	P
(4) Reserved (6/2021)						
(5) Bank, financial institution	P	P	P	P	P	N/P
(6) Drive-thru facilities in association with a principal use	P	P	P	P	P	C
(7) Funeral Home	P	P	P	N/P	P	N/P
(8) Landscaping & Tree Service	N/P	N/P	N/P	N/P	N/P	C
(9) Reserved (6/2021)						
(10) Restaurants <i>taverns & breweries</i>	P	P	P	P	P	C
(11) General Businesses (4)	P	P	P	P	P	C
(12) Reserved 6/6/07						
(13) Child Day Care Facility	C	C	C	C	C	C

**MOTION TO SET DATE FOR PUBLIC HEARING ON
PROPOSED AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
R.C. 519.12 (A) (E)**


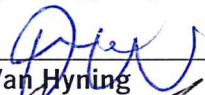
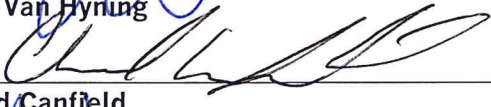
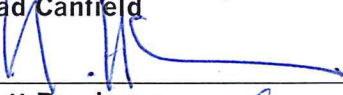
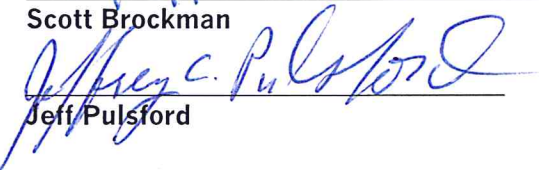
The Auburn Township Zoning Commission, Geauga County, Ohio, met in Regular Session on the 10th day of July, 2025, at 7:10 PM, with the following members present:

- ✓ Dennis Bergansky
- ✓ Ted Van Hyning
- ✓ Greg Lackey
- ✓ Chad Canfield
- ✓ Jeff Pulsford
- ✓ Angela Daugherty
- ✓ Scott Brockman

Jeff Pulsford moved to adopt the following motion:

That the Auburn Township Zoning Commission conduct a public hearing on the proposed Amendment, identified as ZC-2025-02 to the Auburn Township Zoning Resolution as attached hereto on the 14th day of August, 2025, at 7:00 o'clock PM at the Auburn Township Administration Building, 11010 Washington Street, 44023.

Dennis Bergansky seconded the motion and the roll being called, the vote of the Auburn Township Zoning Commission was as follows:

	<u>Yes or No</u>
 _____ Dennis Bergansky	<u>Y</u>
 _____ Ted Van Hyning	<u>U</u>
 _____ Chad Canfield	<u>yes</u>
 _____ Scott Brockman	<u>yes</u>
 _____ Jeff Pulsford	<u>yes</u>

Adopted this 10th day of July, 2025
Attested to by:

Sarah C. Mülleman
Sarah Mülleman, Secretary, Auburn Township Zoning Commission

**TRANSMISSION OF A COPY OF THE
MOTION FOR A PROPOSED AMENDMENT TO THE
AUBURN TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT
PERTAINING THERETO
TO THE GEAUGA COUNTY PLANNING COMMISSION
O.R.C. 519.12 (E)**

The Auburn Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number **ZC-2025-02** to the Auburn Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 11th day of July, 2025.

Auburn Township Zoning Commission:



Ted Van-Hyning, Chairman



Dennis Bergansky, Vice Chairman



Scott Brockman




Chad Canfield



Jeff Pulsford

Attested to by:



Sarah Mulleman, Secretary,
Auburn Township Zoning Commission

Received by the Geauga County Planning Commission this _____ day of July, 2025.

Signature of Planning Commission Employee

Print Name