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 11010 Washington Street August 25, 2022 20 1

MEMBERS PRESENT: DENNIS BERGANSKY, SCOTT BROCKMAN, JEFF PULSFORD, TED VAN HYNING, CHAD CANFIELD

MEMBER ABSENT: JASON WEIN

The Regular Meeting was called to order by Chairman Ted VanHyning at 7:00 PM.

Roll call was taken. Members present were Dennis Bergansky, Scott Brockman, Jeff Pulsford, Chad Canfield, and Ted VanHyning.

Pledge of Allegiance led by Jeff Pulsford.

Mr. Van Hyning summarized the Zoning Commission's last meeting. He also commented that he and Scott Brockman attended the Trustees Public Hearing on the amendment last week as well. A discussion took place.

Mr. Brockman also shared an article that was published in the Chagrin Valley Times regarding Chagrin Falls having trouble with the air bnb's that are in their community. A discussion took place regarding the pro's and con's of air bnbs per the article.

Mr. Van Hyning asked if any members had any corrections that needed to be made in the previous meeting minutes or if there were any comments regarding the meeting minutes for both the Public Hearing and the regular meeting.

Motion by Jeff Pulsford to approve the meeting minutes for the July 21, 2022, Public Hearing. The motion was seconded by Dennis Bergansky. Vote: Bergansky, yes; Brockman, yes; Van Hyning, yes; Canfield, yes; and Pulsford, yes. The motion passed.

Motion by Jeff Pulsford to approve the meeting minutes for the July 21, 2022, Regular Meeting. The motion was seconded by Dennis Bergansky. Vote: Bergansky, yes; Brockman, yes; Van Hyning, yes; Canfield, yes; and Pulsford, yes. The motion passed.

Mr. VanHyning continued with the next agenda item which was New Business. He explained that the Zoning Inspector wanted the commission to address some concerns regarding the setback for ponds and lakes specifically in the commercial and industrial districts and to possibly keep the building requirements when constructing a pond/lake more simplistic.

It was explained that currently the zoning resolution requires ponds/lakes to be built according to the specifications from USDA guidelines. It was also explained that the Zoning Inspector has no way of enforcing these guidelines and that Geauga Soil and Water will not inspect constructing a pond or lake. A discussion took place.

A preliminary revision to the lakes and ponds section of the resolution was distributed. It was noted that Mr. Dietrich drafted this revision for the commission members to review and/or edit. This revision was drafted to keep the requirements simpler. A discussion took place.

Again, it was noted that currently Auburn Township requires that ponds and lakes be built to USDA guidelines, but those requirements are difficult to be enforce. It was noted that ponds and lakes should still be kept away from septic and property lines. The Health Department's requirements are for a 50' setback from anything to do with septic and the 50' from property lines should be sufficient in a residential district; but the Zoning Inspector feels that in industrial and commercial zoning districts, 50' may be too much and suggests may 15 or 20'.

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Mr. Pulsford questioned if a 15' setback from the road would be sufficient. A discussion took place. The definition of ponds and lakes were discussed. It was noted that the 15' requirement would be from the edge of the road-right-of way.

A discussion took place regarding liability of ponds located too close to a property line.

It was clarified that a pond/lake setback from a road under the revision would be 15' from the road right-of-way, in an industrial district; but it would be 50' from the right-of-way in a residential district.

A discussion took place regarding a "standard" right-of-way distance. It was explained that the road right-of-way distances are different from road-to-road, i.e. Township, County, and State.

A discussion took place regarding the next proposed revision to the zoning amendment which pertains to the zoning inspector not having the ability to require a survey, if there is a question regarding a proposed setback. It was explained that there has been several Board of Zoning Appeals cases recently were this has become an issue that a survey was not performed.

The verbiage for this draft amendment was written by Mr. Dietrich. It will be sent up for informal review to the Planning Commission and the Prosecutor's office.

A discussion took place regarding food trucks and potential zoning restraints placed on them. There are potential issues with a food truck setting up on a property on a temporary turned permanent basis.

The plan for the next meeting will be to discuss the schedule of uses.

The Fire Department clam bake will be September 10, 2022, flyers were distributed to all members.

The next meeting will be September 8, 2022.

There was no further business.

Motion by Scott Brockman to adjourn the meeting. The motion was seconded by Ted VanHyning. Vote: Bergansky, yes; Brockman, yes; Van Hyning, yes; Canfield, yes; and Pulsford, yes. The motion passed.

The meeting was adjourned.

Minutes submitted by:

Sarah C. Mulleman, Secretary

Minutes Approved on:

August 25, 2022

Ted Van Hyning, Chairman