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 November 10, 2022 20 1

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

MEMBER ABSENT: CHAD CANFIELD

The meeting was called to order at 7:00 PM by Chairman Ted Van Hyning.

Sarah Mulleman took roll call. Members present were Dennis Bergansky, Jeff Pulsford, Scott Brockman Ted Van Hyning and Jason Wein.

Member absent was: Chad Canfield

Pledge of Allegiance was led by Jeff Pulsford.

David Dietrich was present at the meeting.

The members read and reviewed the minutes from the Zoning Commission meeting on October 27, 2022.

There were no issues or corrections.

Motion by Dennis Bergansky to approve the meeting minutes from the October 27, 2022, meeting. The motion was seconded by Jeff Pulsford. Vote: Pulsford, yes; Bergansky, yes; Van Hyning, yes; Wein, yes; and Brockman, yes. The motion passed.

Mr. Van Hyning commented that the informal review was received back from Linda Crombie, Geauga County Planning Director.

The Commission read the informal review comments from Linda Crombie and began discussing each item individually. The first discussed was being the change in the Schedule of Uses regarding drive-throughs. Mrs. Crombie suggest keeping drive-throughs as a "permitted" use instead of a "conditional" use. A discussion took place about leaving it conditional. Mr. Wein suggested that it should be conditional so that the Township, during the review process, can make sure, depending on where it is located that there is the infrastructure to handle the use in a safe manner.

The Commission decided to keep the proposed change as it is written.

The next item discussed was the suggestion of adding a definition for "Stacking". The members read the proposed definition and felt it was self-explanatory and approved it as written.

It was noted that after the Commission reviews the informal comments and makes changes to the draft version of the new amendment, that the draft will be sent back to the Planning Director for another informal review. Mrs. Crombie asked that it be sent back for another draft review. In addition, the updated draft copy will also be sent to Kristin Rine at the Prosecutor's Office for her informal review.

Also regarding drive-throughs, it was noted that the stacking spaces will be reduced to 12 spaces from the current suggested amount; this was suggested since 12 spaces is the typical number used.

Mr. Bergansky asked if there should be verbiage regarding the fact that stacking cannot impede ingress and egress. It was noted that in the current amendment there is a list of design regulations and Mr. Bergansky's suggestion is currently listed with the proposed list of design regulations.

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A discussion took place regarding the verbiage and location for where drive-throughs should be located in the current resolution. It was also noted that additional verbiage will be added to read "regulations and conditions".

A discussion took place regarding the zoning inspector's current and his proposed ability to require a survey to be done by an applicant. The Commission concluded that the proposed verbiage will strengthened his ability to request a survey, if he deems it necessary, and will give him ammunition if he needs it. The Commission decided to leave this section as currently written.

After a discussion of the next item, the Commission decided to keep the proposed change to approve BZA meeting minutes from 30 days to 60 days. This item will be readdressed after the informal review by the Prosecutor's office.

A discussion took place regarding the proposed change in Article 9.

The section on lakes and ponds was again reviewed with some clarification comments that were added by Mr. Dietrich.

Mr. Dietrich commented that this suggested change came from the Zoning Inspector Frank Kitko and it was a very good suggestion regarding the required setbacks.

It was noted that the December 8, 2022, Zoning Commission meeting will be cancelled and this evenings meeting will be the last meeting for 2022.

All members were wished a Happy Thanksgiving, a Merry Christmas and a Happy New Year.

Mr. Van Hyning noted that we will be awaiting the legal review from the Prosecutor's Office to start the Zoning Commission's meeting in January.

It was noted that the Commission will be back on January 12, 2023, which will be the Organizational meeting where Commission members will vote for chairman and vice chairman. Mr. Bergansky indicated that he will be in Columbus for his daughter's competition. Mr. Pulsford will make another attempt to go to Florida.

The next meeting will be January 12, 2023.

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

The meeting was adjourned.

Minutes submitted by:

Minutes Approved on:

January 12, 2023

Sarah C. Mulleman, Secretary

Ted Van Hyning, Chairman