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

Held Auburn Township Administration Building 20

11010 Washington Street March 23, 2023 1

MEMBERS PRESENT: DENNIS BERGANSKY, CHAD CANFIELD, JASON WEIN, GREG LACKEY

MEMBER ABSENT: JEFF PULSFORD, TED VAN HYNING, SCOTT BROCKMAN,

The Public Hearing for Zoning Amendment ZC-2023-01 was called to order by Acting Chairman Dennis Bergansky. The hearing commenced at 7:00 PM.

Roll call was taken by Secretary, Sarah Mulleman. Members present were Mr. Bergansky, Mr. Wein, Mr. Canfield, and Mr. Lackey.

David Dietrich was in attendance.

Mr. Bergansky explained that the purpose of the public hearing was to review the Auburn Township zoning amendment identified at ZC-2023-01. Mr. Bergansky further explained that the amendment is comprised of the following proposed modifications: Drive-Through Facility Regulations; modifying the definition of Recreation facility; adding a definition for a stacking lane for a drive-through facility; modifying Lakes/Ponds Setbacks in Industrial/Commercial Districts; allowing the Zoning Inspector to request a survey if he is not able to correctly process a zoning application; a modification of the time requirement for the Board of Zoning Appeals to approve meeting minutes; and the modification of a road name from 422 to Washington St.

Mr. Bergansky proceeded to comment on the letter from the Geauga County Planning Commission. He explained that the Planning Commission had sent a letter regarding the proposed amendment. The letter suggested that there was items, within the amendment, that should be reconsidered. This four items were communicated to the Zoning Commission in this letter dated March 15, 2023, from Linda M. Crombie, Planning Director, Geauga County Planning Commission. It was noted that a copy of the letter will be placed in the amendment file.

Mr. Bergansky proceeded to discuss the items.

In Item #1 in the letter, Mr. Bergansky indicated that the Planning Commission wanted this proposed modification to be removed regarding commercial shooting ranges. It was explained that an outdoor shooting range would potentially violate sound requirements that are currently in place in the zoning resolution, especially if the commercial shooting range abutted a residential zoning district. The Zoning Commission members decided to leave the proposed item as written.

Regarding Item #2 in the Linda Crombie's letter, a discussion took place regarding the drive-thru menu boards proposed setback from a building. Again the Zoning Commission members decided to leave the amendment as written. The Commission felt that if the location of the menu board becomes an issue in the future, the applicant can apply for a variance or it could be readdressed, if it becomes problematic.

Mr. Bergansky explained that Item #3—had to do with legal descriptions and surveys. It was again explained why the Zoning Inspector needs the authority to be able to require a survey before a permit is issued or before the applicant goes before the Board of Zoning Appeals. It was noted that the past two Board of Zoning Appeals cases required surveys before BZA would hear the case or take a vote. Mr. Dietrich also indicated that the survey could be done on just one lot line when needed and it would not be cost prohibitive. The Commission members decided to leave the modification as written.

RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP ZONING COMMISSION—**PUBLIC HEARING** Meeting

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

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Regarding item #4, the Planning Commission felt that the proposed change to sixty (60) days could be adjusted. A discussion took place. It was noted that the reason for the proposed change was so the BZA would not have to schedule a special meeting to just approve meetings minutes in a timely fashion, for the months with a fifth week. The Zoning Commission members decided to modify the amendment to forty (40) days from the proposed sixty (60) days.

There was no public comment. There was also no further comment from the Commission members.

Motion by Chad Canfield to close the public hearing. The motion was seconded by Jason Wein. Roll call vote: Wein, yes; Bergansky, yes; Canfield, yes; and Lackey, yes.

The public hearing closed at 7:14 PM.

Minutes submitted by:

Minutes Approved on:

April 27, 2023

Sarah C. Mulleman, Secretary

Dennis Bergansky, Acting Vice-Chairman

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 March 23, 2023 20 1

MEMBERS PRESENT: DENNIS BERGANSKY, CHAD CANFIELD, JASON WEIN, GREG LACKEY

MEMBER ABSENT: JEFF PULSFORD, TED VAN HYNING, SCOTT BROCKMAN,

The meeting was called to order by Acting Chairman Dennis Bergansky at 7:15 PM.

Roll call was taken by Secretary, Sarah Mulleman. Members present were Mr. Bergansky, Mr. Wein, Mr. Canfield, and Mr. Lackey.

David Dietrich was also present at the meeting.

The Pledge of Allegiance was led by Dennis Bergansky.

Motion by Jason Wein to approve the meeting minutes from the February 23, 2023, meeting. The motion was seconded by Chad Canfield. Vote: Wein, yes; Bergansky, yes; Canfield, yes; and Lackey, yes. The motion passed.

Mr. Bergansky moved to the next order of business which was to discuss the recommendations from the Geauga County Planning Commission on the Auburn Township zoning amendment ZC-2023-01.

After a discussion, the Zoning Commission decided to leave the amendment as is written except for Article 6, Section 6.05(d)(3)(b). The Commission decided to change the section from the proposed sixty (60) days to forty (40) days.

It was explained that the goal of this change was to keep the Board of Zoning Appeals from having to schedule additional meetings three times a year, usually when there are five (5) week months.

Discussions took place regarding the other three items that the Planning Commission referenced in their letter. Those items will remain as originally written in the amendment.

Motion by Jason Wein to approve ZC-2023-01 with the modification as noted on the copy that will be forwarded to the Auburn Township Trustees. The motion was seconded by Chad Canfield. Vote: Wein, yes; Bergansky, yes; Canfield, yes; and Lackey, yes. The motion passed.

The Commission members signed the Signature of Recommendation form for ZC-2023-01 paperwork.

In addition, the Commission members also signed the paperwork for Submission of Recommendation to the Board of Trustees.

Mr. Bergansky indicated that there was no old business.

A discussion took place regarding scheduling the next meeting either April 13th or April 27th.

The Commission decided to meet April 13, 2023.

A discussion took place regarding some potential items to discuss for the next amendment which the Zoning Commission will be working on. Some of the items

RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP ZONING COMMISSION—REGULAR MEETING Meeting

Auburn Township Administration Building

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

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discussed were container storage, school bus buildings and how other communities address them (conditional use and removed in twelve (12) years or allow them with height requirements, only one per lot, limit the square footage); adult day cares (as a conditional use or permit them with restrictions), accessory building heights and increasing them from 23' to potentially 25-28' (gabled roof), storing campers, indoor basketball.

A discussion also took place if the height of an accessory building is increased it could potentially cause other problems, i.e. turning into extra living space or leaving it as is.

Another discussion took place regarding the next meeting. It was decided to meet on April 13, 2023 and at the April 13th meeting decided on April 27th.

A short discussion took place regarding food trucks and it was decided to see what other communities are doing about them.

Motion by Chad Canfield to adjourn the meeting. The motion was seconded by Jason Wein. Vote: Wein, yes; Bergansky, yes; Canfield, yes; and Lackey, yes. The motion passed.

The meeting was adjourned.

Minutes submitted by:

Minutes Approved on:

April 27, 2023

Sarah C. Mulleman, Secretary

Dennis Bergansky, Acting Chairman