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

Held 11010 Washington Street August 22, 2024 20 1

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

MEMBER ABSENT: SCOTT BROCKMAN, ANGELA DAUGHERTY, TED VAN HYNING, CHAD CANFIELD

The August 22, 2024, Auburn Township Zoning Commission regular meeting was officially called to order at 7:03 PM by Acting Chairman Jeff Pulsford.

Roll call was taken with the following members in attendance: Jeff Pulsford, Greg Lackey, and Dennis Bergansky

The following members were absent: Scott Brockman, Ted Van Hyning, Angela Daugherty and Chad Canfield

The Pledge of Allegiance was led by Dennis Bergansky.

Residents Jena Ianario and Jo Brown were in attendance.

The Commission members read copies of the meeting minutes from the July 25, 2024, Regular Meeting and the Public Hearing for ZC-2024-01.

There were no suggested changes or corrections to the meeting minutes.

Motion by Dennis Bergansky to approve the Zoning Commission Public Hearing meeting minutes from July 25, 2024. The motion was seconded by Greg Lackey.
Vote: Pulsford, yes; Bergansky, yes; and Lackey, yes.

The motion passed.

Motion by Dennis Bergansky to approve the Zoning Commission regular meeting minutes from July 25, 2024, Regular Meeting. The motion was seconded by Greg Lackey.
Vote: Pulsford, yes; Bergansky, yes; and Lackey, yes.

The motion passed.

The Board members reviewed the comments from Kristen Rine from the Geauga County Prosecutor's Office on the proposed food truck amendment.

The members proceeded to discuss her comments.

All members agreed that they are okay with the "shall provide" verbiage" on Item #2 from the draft amendment.

The next suggestions were discussed. Mr. Dietrich indicated that the revised amendment will reflect that the property owner will need to make application for the food trucks. Mr. Dietrich will add additional verbiage to clarify that the property owner will make the application for a food truck on their property.

A discussion took place regarding signage that will be permitted.

A discussion also took place regarding temporary signage and sign pollution.

Mr. Dietrich noted that temporary signage is currently permitted in the Township, but stipulations are placed on them, i.e. not permitted on utility poles, length of time. The temporary signage being discussed in this amendment are stipulations that would just pertain to the temporary signage for food trucks.

A discussion took place regarding political signage. It was noted that political signage is allowed because of freedom of speech. A discussion also took place regarding agriculturally exempt signage. Both political signage and agricultural signage cannot be located in the road ROW or on telephone poles.

Mr. Bergansky suggested that the food truck amendment should have limits on the size of the sign and have a time limit that signs can be placed.

Mr. Dietrich also suggested that a time restriction be placed on the food truck and also suggested that signage cannot be in the road right of way and only on the day of the food truck event. A discussion took place.

The Commission decided that there be only two (2) temporary signs allowed and not to be erected more than forty-eight (48) hours prior to the event and not to be left out longer than 24 hours after the end of the event.

Mr. Dietrich confirmed that a timeframe is a good idea, that they should be prohibited in the road right away and the number should be limited.

Mr. Dietrich suggested that the Commission consider restricting the size of the signage so that it cannot exceed four (4) square feet.

The discussion moved on to point L which was how to define a calendar week. The Commission decided to define a week to be Monday through Sunday, which was noted that that was the Board's initial intention.

Mr. Dietrich explained that item q was to clarify that if someone owns a mobile food truck, it can be parked on their property, but the food truck still must operate under the restrictions for operating food trucks. Verbiage was added for further clarification.

A discussion took place regarding the distance between food trucks if there is more than one food truck at a location. Mr. Dietrich indicated that there may be a fire code regulation separating the food trucks on one lot. It was noted that verbiage will be added that the trucks will be space out per the fire code.

A letter was distributed to the Commission members from the Auburn Township Board of Trustees regarding the proposed amendment ZC-2024-01. In the letter it was explained that there was a procedural error regarding advertising the Board of Trustees Public Hearing, so the amendment is going to be officially returned to the Zoning Commission for the Commission to reinitiate at a later date. The amendment was advertised on the Township's website but was late in running the legal ad in a newspaper which was due to the power outages from the tornado/storm; the required ten-day notice was not given for the legal ad and based on that, the Trustees were advised by the Assistant Prosecutor to not take action on the amendment.

Mr. Dietrich did comment that there currently is a bill pending in Columbus to allow a legal notice to be on the website rather than in the newspaper.

The Commission members decided to possibly piggyback and resubmit this amendment at a later date.

Mr. Pulsford moved to the next item on the agenda and under old business was accessory building height.

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A discussion took place. Currently in the zoning resolution, accessory building height is at 23 feet. It was suggested that the height of an accessory building be lowered so that the second story on an accessory building cannot be used for living space; but to keep it high enough so that a camper with an air conditioning unit on top could still be stored inside the accessory building.

It was noted that many accessory buildings are converted into dwellings and living space which the Township wants to avoid.

A discussion took place regarding a way to limit the height from the first floor of an accessory building.

Mr. Dietrich explained that we have to be careful to avoid restricting architectural styles because we don't want to cross that line. It was further explained that when the height of accessory buildings was raised, it was for subdivisions so that the pitch of the house could be matched.

Mr. Lackey asked what it was before the height was increased to 23'.

Mr. Dietrich suggested that the Township go back to eighteen feet (18') which is what most of the Township's are at. Mr. Dietrich also commented that this could also result in multiple variance requests.

Mr. Dietrich also suggested that the height could be lowered to eighteen feet and see how many variance requests there might be.

Mr. Bergansky discussed putting in a 5/12 pitch on the roof, which would handle the snow load, but would keep the building in compliance.

Mr. Dietrich commented that we were going to add a prohibition on living quarters in a secondary building, but people will still be tempted to do so. He noted that it will at least give Mr. Kitko more fire power to say that this is clearly not allowed. It has never been a legally existing use.

Motion by Dennis Bergansky to adjourn the meeting. The motion was seconded by Greg Lackey.

Vote: Pulsford, yes; Bergansky, yes; and Lackey, yes.

The motion passed.

The meeting was adjourned at 8:08.

Minutes submitted by:

Sarah C. Mulleman, Secretary

Minutes Approved on:

October 10, 2024

Jeff Pulsford, Acting Chairman