RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP ZONING COMMISSION—REGULAR Meeting

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

Auburn Township Administration Building

Held 11010 Washington Street March 27, 2025 1 20

MEMBERS PRESENT: DENNIS BERGANSKY, JEFF PULSFORD, GREG LACKEY, ANGELA DAUGHERTY, CHAD CANFIELD

MEMBERS ABSENT: TED VAN HYNING AND SCOTT BROCKMAN,

The meeting was called to order by Vice Chairman Dennis Bergansky at 7:01 PM.

Roll call was taken.

Members present: Dennis Bergansky, Jeff Pulsford, Chad Canfield, Greg Lackey and Angela Daugherty.

Members absent: Ted Van Hyning and Scott Brockman

David Dietrich was also present.

The Pledge of Allegiance was led by Dennis Bergansky.

Minutes, from the March 13, 2025, meeting were reviewed by Commission members.

There were no comments.

Motion by Jeff Pulsford to approve the March 13, 2025, meeting minutes. The motion was seconded by Greg Lackey. Vote: Bergansky, yes; Canfield, yes; Pulsford, yes; Lackey, yes; and Daugherty, yes. Motion passed.

The meeting moved on to Old Business which was a quick final review of shipping containers. All previous changes were incorporated in this copy which will be sent to Chardon for informal review.

Mr. Pulsford questioned if the definition of storage container/shipping container was clear enough.

A discussion took place. Comments were made regarding ISO or Connex box. Mr. Lackey commented that a shipping container may also be known as a Connex box, ISO box, etc. The general consensus of the Commission members was the definition of shipping container, as it is written now, is adequate.

A discussion took place regarding signs being prohibited if attached to the container. It was noted that this would also prohibit any type of vinyl sign attached to the container.

A discussion took place regarding horse trailers not being regulated because they were agriculture.

Mr. Lackey questioned the use of electrical and plumbing not being allowed, but what about an extension cord? Mr. Bergansky commented to leave it prohibited.

Mr. Bergansky suggested that this draft be sent up for informal review and after the review, if necessary, modifications can be made at that time.

Mr. Bergansky suggested that the Commission move on to auto uses.

It was noted that with the activity in the area by the Corners that there needs to be some clarity in auto services and exactly what it encompasses.

A discussion took place regarding a gas station versus a truck stop, it was noted that the B-3 district is for auto services.

Currently truck and tractor trailer services are allowed in the I-1 district as a permitted use. Back in 2003, truck and tractor trailer service were a conditional use in the I-1 district, at some point, it was changed to a permitted use and maybe it needs to be changed back to conditional or at least have some regulations listed or some clarification for the resolution.

A discussion took place regarding auto services versus a truck stop.

Commission members reviewed the auto services suggested changes. There were questions regarding the 72 hours for short term parking seeming to be long. Mr. Dietrich explained the reason for 72 hours, but also indicated that it can certainly be modified.

Mr. Dietrich also indicated that the 72 hours also includes repair so repair might need that amount of time.

Mr. Pulsford also commented on truck drivers and how their log is maintained and when their allotted time is done, they need to stop driving.

Mr. Dietrich also commented that currently auto services are permitted in many zoning districts, per the schedule of uses, and that might also need to be addressed.

A discussion took place regarding fuel dispensing and could it be separate so that we can say we will allow that in certain areas and not in others. A discussion took place.

Mr. Dietrich indicated that you can possibly split it between auto repair and gas/station/convenient store and fuel can be allowed in certain areas without letting it turn into a massive auto service place.

It was noted that the trend now is that auto service can allow fuel sales without letting it turn into a massive auto service facility.

Mrs. Daugherty indicated that she is okay with auto service, but she does not want a big truck stop station.

Traffic patterns were discussed.

The proposed new amendment paperwork was explained. It was noted some items were added to Maintenance Standards for both auto services and what also should be considered for tractor/trailer services.

A discussion took place regarding what the benefit would be for tractor trailer services being conditional.

It was decided the Commission could review the paperwork and further discuss it at the next meeting.

A short discussion took place regarding outdoor dining and maybe it was time to consider adding some requirements and safety measures relating to outdoor dining especially for lighting and noise complaints.

A discussion took place regarding the impact of outdoor dining on just restaurants or would it also include the bar type establishments that do not have kitchens.

This also will be discussed further at the next meeting.

The next meeting will be April 10, 2025, at 7:00 PM.

Updates to the zoning resolution, that included the last amendments, were distributed to the members.

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Motion by Jeff Pulsford to adjourn the meeting. The motion was seconded by Dennis Bergansky.

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

Motion passed.

The meeting was adjourned.

Minutes submitted by

Sarah Mulleman

Minutes Approved on:

April 10, 2025

Dennis Bergansky, Vice Chairman