RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP ZONING COMMISSION—REGULAR Meeting

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

Auburn Township Administration Building
11010 Washington Street April 10, 2025 1

Held 20

MEMBERS PRESENT: TED VAN HYNING, SCOTT BROCKMAN, DENNIS BERGANSKY, JEFF PULSFORD, GREG LACKEY, ANGELA DAUGHERTY

MEMBERS ABSENT: ANGELA DAUGHERTY AND CHAD CANFIELD

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

Roll call was taken.

Members present: Dennis Bergansky, Jeff Pulsford, Greg Lackey and Ted Van Hyning, and Scott Brockman

Members absent: Angela Daugherty and Chad Canfield

David Dietrich was also present.

The Pledge of Allegiance was led by Scott Brockman.

Minutes from the March 27, 2025, meeting were reviewed.

There were no comments regarding the meeting minutes.

Motion by Jeff Pulsford to approve the March 27, 2025, meeting minutes. The motion was seconded by Dennis Bergansky. Vote: Bergansky, yes; Pulsford, yes; Brockman, yes; Lackey, yes and Van Hyning, yes. Motion passed.

Next item, on the agenda, was Old Business.

It was noted that informal review comments from Chardon have not been received.

There was no public business scheduled.

The Commission continued on with discussions regarding outdoor dining.

Definitions for restaurants, brewery and tavern were added to the outdoor dining amendment. It was noted that the amendment did not want to include just restaurants since a brewery and taverns have outdoor dining as well; but since they do not have kitchens, they are not included in the definition of a "restaurant".

Mr. Van Hyning questioned, under the definition of tavern, if that use needed to be added to the schedule of uses in Article 4A. It was noted that currently a restaurant is permitted in every district except I-1.

Mr. Bergansky commented that "tavern" and "brewery" could be added to the schedule of uses and included on the same line as restaurants.

A discussion took place regarding the update to 5.02 Accessory Uses, section (r) Outdoor Dining.

Mr. Brockman indicated that proposed Item A looks ok.

Item B referenced the setback requirements in B1 and B1A with the front yard set back being 75'. It was suggested to leave the current setback as is and if there were any issues, the property owner could apply for a variance.

Under Item C, a discussion took place regarding tables and chairs blocking a building off or blocking the entries and exits. It was suggested to simplify the statement and say ingress and egress must be safely maintained by following Auburn Township Fire Department and Geauga County Building Department regulations.

A discussion took place regarding flame retardant fabric being used on outdoor umbrellas and that would also include all decor and coverings and would be in accordance with the Fire Code.

Mr. Bergansky suggested that Item E be left as it is currently written. Mr. Brockman suggested adding fence, wall, or railing. A discussion took place.

Item F is also to be left as written.

Item G pertained to grills being allowed or not allowed. A discussion took place regarding the places that cook outside in the summer. It was suggested to allow an outdoor cooking area, but not have it located in the dining area.

Item H was to be left as written.

Item I, after a discussion, it was decided not to have a million people milling around all over and limit outdoor occupancy to 200% of occupancy.

Mr. Lackey commented, going back to Item C, to maybe consider it to be ok to leave items outside, if the weather was nice.

It was noted that Items J, K, L, and M are all good.

A short discussion took place regarding Item M. It was noted that Item M was limiting off street parking.

Mr. Van Hyning commented that Item N is good.

Mr. Brockman commented that Item O is a nice catch all.

Mr. Bergansky commented that we should also send this proposed amendment up for informal review.

Mr. Dietrich indicated that he will make the suggested changes.

It was noted that the Commission would not rereview this again until it came back from informal review.

A discussion took place regarding a handout from OTARMA, that was given to the Commission members regarding the new budget for the State of Ohio.

There was a quick review of the meeting schedule for the Zoning Commission. The May 22nd meeting will be cancelled. It was noted that the Commission will probably meet the first Thursday of the summer months and cancel the second one depending on the amendment process.

The next meeting will be April 24, 2025, at 7:00 PM.

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

The meeting was adjourned.

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Minutes submitted by

Sarah Mulleman

Minutes Approved on:

April 24, 2025

Ted Van Hyning, Chairman