RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP ZONING COMMISSION—REGULAR Meeting

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

Held Auburn Township Administration Building, 11010 Washington Street, April 24, 2025, 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 Vice-Chairman Dennis Bergansky at 7:00 PM.

Roll call was taken.

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

Member absent: Ted Van Hyning

David Dietrich was also present.

The Pledge of Allegiance was recited.

Minutes from the April 10, 2025, meeting were reviewed.

There were no comments regarding the meeting minutes.

Motion by Jeff Pulsford to approve the April 10, 2025, meeting minutes. The motion was seconded by Scott Brockman. Vote: Bergansky, yes; Pulsford, yes; Brockman, yes; Lackey, yes and Canfield, yes. Motion passed.

There was no public business scheduled.

The Commission proceeded to Old Business on the agenda.

It was noted that the proposed outdoor dining amendment was sent for legal review and the Commission is waiting for its return.

It was also noted that the legal review for the proposed storage container amendment was received.

The Commission continued on with discussions regarding an update to auto services. The members were in agreement that a service station is fine in the B-3 District but there is no interest in adding tractor trailer services to an auto service station.

Mr. Brockman commented that he does not see how this additional use, tractor trailer services helps Auburn Township.

A discussion took place regarding what districts should allow for auto services. There was a review of where auto services are currently allowed. A discussion took place.

It was noted that a gas station may not be desirable in the B-2 Village retail district. A discussion took place.

Mr. Brockman noted that he questions whether there is enough traffic for a gas station.

A discussion took place whether to include B1 and B1A for gas stations.

Mr. Lackey questioned if clarification was needed for the different verbiage for gas station, filling station and service stations. A discussion took place.

Item #3a was clarified by Mr. Dietrich. He indicated that there was extra information added to clarify this section; basically no tractor trailer or collision repair will be allowed.

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Mr. Bergansky commented on with vehicle storage being only allowed indoors it will pretty much rule out some big open air use. It was decided to leave tractor trailer services in I-1 zoning district.

Mr. Pulsford commented that at the Corners, it should be considered to just make it a fuel station and nothing else.

Mr. Dietrich commented that currently auto repair garage is allowed in all districts and does the Commission want to eliminate this use in the B1A zoning district. It was agreed by the Commission members to remove it from the B1A zoning district.

Mrs. Daugherty indicated that there is some verbiage regarding the rules for storage but wants to be sure there are regulations regarding outdoor storage of tires and the disposal of oil, etc.

Mr. Dietrich explained that the intent of the section is to make sure that all storage needs to be indoors. Mr. Dietrich commented that he will make the suggested changes so that it can be sent up for legal review also.

The Commission moved on to discuss the comments received from legal regarding storage containers.

In the definition, it was decided to add the additional "storage container" verbiage as suggested by legal. It was decided to add conex, iso, and intermodal.

In 2C, it was decided to remove the section regarding "footprint" so it will read that the storage container should not be in front of the principle building on the lot.

In 2I, it was fine with the proposed verbiage that no signs shall be permitted on the storage container. A discussion took place regarding signage.

It was noted to add the redundant verbiage of "storage container" to the remaining lines as suggested by legal.

A discussion took place regarding the various handouts for the Commission members.

Roadside clean up will be Saturday, April 26, 2025.

The next meeting will be May 8, 2025, at 7:00 PM.

Motion by Jeff Pulsford to adjourn the meeting. The motion was seconded by Greg Lackey. Vote: Bergansky, yes; Pulsford, yes; Brockman, yes; Lackey, yes and Canfield, yes. Motion passed.

The meeting was adjourned.

Minutes submitted by

Sarah Mulleman

Minutes Approved on:

May 8, 2025

Dennis Bergansky, Vice-Chairman