RECORD OF PROCEEDINGS

Minutes of AUBURN TOWNSHIP BOARD OF TRUSTEES—PUBLIC HEARING Meeting

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

Held Auburn Township Administration Building September 15, 2025 Page 1 20

The Public Hearing of the Auburn Township Board of Trustees was called to order at 6:15 p.m. by Trustee Chairman Eugene T. McCune Jr. Trustees Michael S. Troyan and Patrick J. Cavanagh were also in attendance.

No members of the Auburn Township Zoning Commission were in attendance.

Mr. McCune Jr. stated they would be discussing proposed Auburn Township Zoning Amendment ZC2025–01 as initiated by the Auburn Township Zoning Commission on July 10, 2025.

Mr. McCune Jr. referenced a letter from Linda Crombie, AICP Planning Director Geauga County Planning Commission, to Sarah Mulleman, secretary of the Auburn Township Zoning Commission. The letter indicated that the Geauga County Planning Commission voted to recommend approval with modifications at its meeting held on August 12, 2025.

Mr. McCune Jr. read aloud the highlights of the Zoning Amendment ZC2025-01, Section 3.05 Water Management and Sediment Control (WMSC).

Key points of the proposed zoning amendment include:

- **Purpose:** The regulations are updated to promote public health and general welfare by minimizing damage to property and water resources.
- **Applicability:** The regulations now explicitly "shall" apply to all permitted buildings, structures, and uses in every zoning district.
- **Application Procedures:** The amendment eliminates old procedures and requires submission of a **Water Management and Sediment Control (WMSC) Plan** or an abbreviated version. This plan, or a letter from the Geauga Soil and Water Conservation District confirming compliance, is required for any land disturbance planned on a sublot or for any disturbance of one acre or more on a single or continuous lot.
- **Permits:** The amendment clarifies that obtaining a township zoning certificate does not absolve a lot owner of the responsibility to secure necessary permits from other agencies, such as the Ohio Environmental Protection Agency (EPA) or the U.S. Army Corps of Engineers.
- **Conflicts:** In case of conflicting regulations, the most restrictive requirement will prevail.
- **Planning Commission Recommendation:** The Geauga County Planning Commission recommended approval of the amendment with modification to Section 3.05(c)(4), suggesting reference to the Ohio NPDES permit be changed to be more general, such as "the most recent version of the Ohio EPA Construction General Permit".

Mr. McCune Jr. asked the audience if there were any questions. Resident Tom Jones said he had no comment.

After a brief discussion, a motion was made by Michael S. Troyan to recess the public hearing to allow time for a Zoning Commission representative to attend a future meeting and provide clarification on the amendment. The motion was seconded by P.J. Cavanagh. VOTE: Troyan, yes; Cavanagh yes; McCune Jr., yes. The motion PASSED.

The Public Hearing was recessed at 6:25 p.m. by Eugene T. McCune until October 6, 2025, 6:15 p.m. and the board moved on to the second Public Hearing.

Daniel J. Matsko, Fiscal Officer

Eugene T. McCune, Chairman

Patrick J. Cavanagh, Trustee

Michael S. Troyan, Trustee

Oct 6, 2025
Date