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 October 6, 2025 Page 1 20 _____

The Public Hearing of the Auburn Township Board of Trustees was called to order at 6:30 p.m. by Trustee Chairman Eugene T. McCune Jr. Also in attendance were Trustees Michael S. Troyan and Patrick J. Cavanagh.

Dennis Bergansky and Ted Van Hyning from the Auburn Township Zoning Commission were in attendance, along with David Dietrich, consultant for the Auburn Township Zoning Commission.

Mr. McCune Jr. stated they would be discussing ZC2025 – 02 – Outdoor Dining. He explained that Mr. Cavanagh read the proposed amendment at the last meeting.

David Dietrich, a consultant for the Auburn Township Zoning Commission explained that the Zoning Commission worked on outdoor dining as a conditional use; a conditional accessory use for a Brewery, a Restaurant or a Tavern in the commercial districts as well as the light industrial districts. The Zoning Commission worked on several conditions that would go with the outdoor dining – and this was reviewed by the legal counsel of Auburn Township, as well. Mr. Dietrich pointed out that other Townships that have outdoor dining, also classify it as a conditional use.

Mr. Dietrich noted that conditional uses are considered by the Board of Zoning Appeals at a public hearing so that neighboring property owners can come in and offer comments and testimony if they desire. Additionally, a conditional use permit is subject to renewal. Mr. Dietrich added there were some stringent standards in the proposed amendment, along with oversight, and if there were any problems, they could be addressed. The proposed amendment was reviewed and minimally adjusted based on feedback from the township's legal counsel.

Mr. Dietrich noted that the Geauga County Planning Commission did not make any suggestions on their denial recommendation – they felt portions of the amendment exceeded the authority of the Ohio Revised Code.

Mr. Bergansky and Mr. Van Hyning added to the discussion, including concerns that the Planning Commission's vague rationale for denying the amendment prevented the Zoning Commission from properly addressing their concerns. It was noted that some of the Planning Commission's recommendations, like fire-retardant umbrellas, were based on fire codes and seemed to cause the amendment to be quashed' rather than constructively reviewed.

There were no comments or questions from the audience.

A motion was made by Michael S. Troyan and seconded by Patrick J. Cavanagh to adjourn the meeting at 6:39 p.m. VOTE: Troyan, yes; Cavanagh yes; McCune Jr., yes. The motion PASSED.

Daniel J. Matsko, Fiscal Officer

Eugene T. McCune Jr., Chairman

Patrick J. Cavanagh, Trustee

Michael S. Troyan, Trustee

Oct 20, 2025
Date