The Public Hearing of the Auburn Township Board of Trustees was called to order at 6:45 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 – 03 – Storage Containers and Miscellaneous and noted that Mr. Troyan read the proposed amendment at the last meeting, which included definitions in 2.02 and accessory uses in 5.02. Mr. McCune Jr. noted that the Geauga County Planning Commission recommended the denial of this amendment. Some reasons included unnecessary and unenforceable language. They also felt the language was inconsistent and could prohibit the use of containers as building materials or negatively impact the local economy by discouraging local construction of similar structures. The Planning Commission also raised concerns about freedom of speech and felt the limit of one container per acre was too restrictive.

David Dietrich, a consultant for the Auburn Township Zoning Commission explained that the Zoning Commission had a definition for storage containers in the zoning resolution now, but no specific regulations to go with it. He explained that if a use is not listed in the zoning resolution, it is not allowed. The Zoning Commission felt they should regulate the storage containers, also known as shipping containers, intermodal containers, ISO and CONEX containers – as a permitted accessory use with specific regulations. They would be allowed in all of the commercial zones except for B2 Village retail. They would be prohibited in R1, R2 and the active and passive park districts. The proposed amendment would not apply to construction activity. The Zoning Commission established common sense regulations.

Mr. Dietrich said they did not want to confuse this with a semi-trailer, an old boxcar, or anything of that nature, and that is why they put the dimensions of the containers in the proposed amendment – to distinguish shipping containers from trailers. He added they do not have wheels on them, and they are on a permanent pad.

Discussion ensued from an audience member about using shipping containers. One audience member said the use of these shipping containers for his business was massive – it was very cost effective for him.

Mr. Bergansky explained to the Trustees the reasons the Zoning Commission were in favor of the proposed amendment, and discussed the reasons he did not agree with the concerns of Planning Commission. Discussion ensued between Mr. Bergansky and the Trustees about the use of shipping containers.

Mr. Van Hyning and Mr. Bergansky explained to the Trustees their reasoning for the number or limit of containers – one per acre. Mr. Bergansky added that if someone felt that number was too restrictive, for a particular situation, they could always ask for a variance.

There were no comments or questions from the audience.

A motion was made by Michael S. Troyan seconded by P.J. Cavanagh to adjourn the meeting. The meeting was adjourned at 6:57 p.m. VOTE: Troyan, yes; Cavanagh yes; McCune Jr., yes. The motion PASSED.

ADJOURNMENT:

Motion by Patrick J. Cavanagh seconded by Michael S. Troyan to adjourn the meeting at 7:19 PM. VOTE: Troyan, yes; Cavanagh, yes; McCune Jr., yes. The motion passed.

Daniel J. Matsko, Fiscal Officer

Eugene T. McCune, Chairman

Patrick J. Cavanagh, Trustee

Michael S. Troyan, Trustee

Oct 20, 2025

Date