



The Rootstown Township Zoning Commission met in regular session on Monday, March 18, 2013, at 7:00 p.m. at Rootstown Town Hall.

Present:

Karen Henry
Steve Brown
Bob Moses
Rob Swager
George Tishma

Absent:

Ginny Hamilton

Also present:

Jim Mahood, Zoning Inspector
Brett Housley, Trustee
Todd Peetz, Regional Planning

Van Black

Audience

Jay Nance
Victoria Blatt

Karen Henry, called the meeting to order.

Karen asked everyone to stand and pledge allegiance to the flag.

Karen Henry asked if everyone had a chance to review the minutes from the last meeting? Bob Moses made the motion to accept the minutes as prepared, it was seconded by Karen Henry, roll was taken and passed 2-0.

Karen Henry asked if the audience members had anything they wanted to discuss. Mr. Nance and Ms. Blatt spoke about the possibility of purchasing a piece of property to build a home and a large barn where they can rent out for weddings. Discussion took place between the

Zoning Commission and the audience regarding their best options to achieve this venture.

Karen Henry asked Mr. Housley if he had any comments he needed to make. Mr. Housley discussed that the Trustees passed an amendment at their last meeting requesting the Zoning Commission to review the subject of a yard/garage sales as a Home Occupation. Discussion took place between the board members and Mr. Housley, the Zoning Commission does not feel they have the support from the Trustees referring to previous attempts in passing regulations. Mr. Housley stated that the Trustees would like some regulations regarding Home Occupations and garage/yard sales and the Zoning Commission should make this a priority to get regulations in the book.

Mr. Housley reminded the board of the joint meeting, April 4th at 6:30. Mr. Housley mentioned that Chris Meduri from the Portage County Prosecutor's office will be in attendance, and if the Zoning Commission has any questions or subjects they want to discuss have them written down in advance.

Karen Henry asked the Zoning Inspector if there was any projects happening in the Township, Mr. Mahood said that the Zoning Commission may need to look at a Zoning Map Admendment in regards to properties located in the Zoning District C-3 and Zoning District R-O. A local business may want to expand into a property behind them and it would require a zoning change. Mr. Mahood said it's very early in the process and he would update the Zoning Commission as needed.

Mr. Tishma asked Mr. Peetz for information regarding Home Occupations, Mr. Peetz said he would look up what other Townships have in their regulations and he will pass it on to the Zoning Commission. Discussion took place between the Commission members and what the people of the Township want in regards to lawn/garage sales.

Todd Peetz began his discussion of the changes to the current Zoning Regulations the Regional Planning Board will be recommending. Mr. Peetz started in the front of the book, Todd mentioned that some of the

current definitions should be localized in one section instead of being referred to other sections. Next, was some of the current definitions may need to be removed in regards to a revision of the Ohio Revised Code, and some may need to be expanded due to being too vague and out dated. Mr. Mahood mentioned adding carports to the definition and revising the accessory building regulation to encompass those structures. Mr. Peetz mentioned that he did not see definitions for yard/garage sales and would be willing to add those and any others if necessary. Mr. Peetz brought up the subject of "Reasonable Accommodation" and adding it into the zoning code, this would be an administrative decision and would not be subject to a variance. Mr. Peetz moved into the residential district (section 210) of the zoning code, his main concern is the separation of parcels when they abut a parcel in another zone, should there be a buffer or setback for building and parking. The topic of discussion is section 230.06 "Temporary Facilities", he recommends replacing it with a one (1) year limit and adding an additional 6 month extension to be applied for if needed. This is due to insurance problems, weather issues and building times, extension to be heard by the Zoning Board of Appeals. Mr. Peetz moved to section 310 of the zoning code, he mentioned adding the whole definition to landscaping instead of being referred to section 460. The next subject 310.09, C, is to adjust the allowable size percentage of an accessory building on a residential lot, Mr. Peetz feels that the percentages are too large for smaller residential lots. The Zoning Commission discussed possibly adding that the accessory structure match the material on the outside of the home.

Before moving to a new section George Tishma made the motion stop there and adjourn and was seconded by Steve Brown, roll was taken and passed 5-0.

Todd Peetz said he will not be at next month's meeting due to a conference in Chicago, he will be at the meeting in May.

Karen Henry, Chair
Rootstown Township Zoning Commission

