

The Rootstown Township Zoning Commission met in regular session on Tuesday April 5, 2016, at 7 p.m. at Rootstown Town Hall.

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| Present: | Rob Swauger, Chair | Absent: | Steve Brown |
| | Theresa Summers, Vice Chair | | George Tishma |
| | Roger Carpenter | | |
| | Stan Dannemiller | | |

Also Present:
Jordan Michael, Zoning Assistant
Joe Paulus, Trustee

Chair Rob Swauger called the meeting to order at 7:10 p.m. and asked everyone to stand for the Pledge of Allegiance.

Motion was made by Stan Dannemiller and seconded by Roger Carpenter to approve the March meeting minutes. The motion was passed 3-0, with Rob abstaining.

Public Hearing:

Rob opened the public hearing for the added definition to Section 150.02 B.

Proposed Definition:

Hotel/Motel/Inn: Any structure consisting of one or more buildings, with more than five sleeping rooms, that is specifically constructed, kept, used, maintained, advertised, or held out to the public to be a place where sleeping accommodations are offered for pay to transient guest for a period of thirty days or less, including, but not limited to, such a structure denoted as a hotel, motel, motor hotel, lodge, motor lodge, or inn.

No comments from the audience or the board. Rob asked for the motion to accept the definition and send it to the trustees. Theresa Summers made a motion to accept Section 150.02B, the definition for hotel/motel/inn and to send it to the trustees. Stan seconded the motion. The vote went as follows: Stan-yes, Roger-yes, Theresa-yes, Rob-yes. The motion was passed 4-0. Rob closed the public hearing.

Old business:

There was discussion last month about putting time limits on development phases. Some input was provided by Regional Planning. The county requires improvements to be made within 18 months, or else they take money from the developer's escrow account to complete it themselves. The township is stuck with substandard roads that have been completed in sections. Some roads had dead ends until a cul-de-sac was put in on the curb, technically in someone's front yard. Rob said as a township our hands might be tied. The county has handed substandard roads to the township before. Trustee Joe Paulus said the township doesn't have any recourse. The county is supposed to have someone inspect these roads as they're being built, but they only have one person to do it throughout the county so it's falling through the cracks. Now the township will hire an engineer to take core samples if the county can't do it. Rob said according to Section 320.10B, if the development has an association then the township has means of maintaining for non-performance. If the township accepts the road, there is no recourse and it becomes a township expense. Joe said if it affects the health, safety, and welfare of the people who live on a private road that's not being maintained, the township can go in and make necessary

improvements and assess the costs to the property owners.

Rob said we could use more information from the prosecutor and Regional Planning. He asked Joe if there is a time frame that the township needs to accept these roads. Joe said each road has to go through one winter before the township accepts it. When the county gives it to the township they have 30 days to sign it. Rob said the township should adopt a law requiring a core sample for new roads. Joe agreed. Theresa asked what recourse the township has. Joe said they could sue the county. Rob asked for a motion to send those questions to the prosecutor and Regional Planning. Stan made a motion to get more information from Regional Planning and the prosecutor regarding the requirements for roads and acceptance of roads. Roger seconded the motion. All were in favor and the motion was passed 4-0.

Stan said we should have documentation that the county standards have been met before we accept new roads. Joe said we need to work with the county engineers to make sure they are not just pushing these roads onto us. He thinks the developer's money should stay in escrow for four or five years in case the road falls apart, but the prosecutor said we can't enforce that. Stan said if we can have documentation of whether or not a road is in acceptable condition, that gives us leverage when it comes time to accept the road. Rob suggested hiring an engineer and requiring them to be bonded for a period of time. Joe said we've already adopted that process. Roger asked if we can put that requirement in the book. Joe said he's not sure if we have the authority to require it. The township had to accept Misty Glen when it's not even a finished road. He has brought this up at Regional Planning meetings because it affects other townships too. Rob checked the Ohio Revised Code but couldn't find anything that applies. Stan asked who is in charge of the county road standards. Joe said it's the county engineers.

New business:

Jordan said he and Mark met with the prosecutor last week and they got a lot taken care of. Rob asked about the marker flags at the entrance of Stone Ridge development. Stan said he's not sure but has heard that someone bought the double lot there and is figuring where to build their house. Rob asked where the designated open space is. Stan said it is directly behind his house going to the railroad tracks, and is owned by the township. Joe asked about the requirements to put a driveway in there, because the township has a 20-foot right-of-way. He also asked if the open space can be used by all township residents or just subdivision residents. The consensus was that it is probably not usable land for the township. Jordan said there is no setback requirement for driveways. Stan said another issue is that there is no entrance off of 18.

Jordan said Regional Planning is applying for a grant that would pay for an architect to create design guidelines for Rootstown and any other interested township in the county. Stan said NEOMED is in favor of the Western Reserve look but no one had told them about it until now. If they plant trees in front it will soften the look of their big buildings. Joe said the JEDD could help maintain and landscape the sides of the road on 44 by the interstate. Rob asked for an update on the JEDD. Joe said they're working with the Kent economic development director and going to start contacting business owners.

Roger asked for an update on the lake districts. Rob said they still have to survey their properties. Roger said those areas were excluded from curbside recycling. Joe said that's because all the houses are on one lot.

Theresa asked for a motion to adjourn. Motion was made by Theresa and seconded by Stan. All were in favor. The meeting was adjourned at 8:35 p.m.

Rob Swauger, Chair
Rootstown Township Zoning Commission