



The Rootstown Township Zoning Commission met in regular session on Monday, June 17, 2013, at 7:00 p.m. at Rootstown Town Hall.

Present:

Ginny Hamilton
Rob Swauger
George Tishma
Theresa Summers
Bob Moses

Absent:

Steve Brown
Karen Henry

Also present:

Jim Mahood, Zoning Inspector
Brett Housley, Trustee
Van Black, Asst. Zoning Inspector

Audience

Todd Peetz- Regional Planning Office
Roger Carpenter

George Tishma, called the meeting to order.

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

George Tishma asked if everyone had a chance to review the minutes from the last meeting? Bob made the motion to accept the minutes as prepared, it was seconded by George Tishma, roll was taken and passed 2-0. Due to the fact the other members were absent from the May meeting and could not vote.

George Tishma asked Mr. Mahood if he had anything to discuss. Mr. Mahood reported he met with the engineers working with the speedway station on 44. As of now Speedway will be seeking a zoning change for the property located directly behind the current station and the paperwork should be turned in for the next meeting.

George asked if the proposed language from Regional Planning concerning the nonconforming structure issues involving the residents on Lynn Rd. has arrived. Todd Peetz handed out the proposed language, the new proposal would allow all nonconforming residential structures would be allowed to rebuild to 100% of the value of the structure when destroyed by fire other causes , where as all commercial nonconforming structures would still be allowed to only rebuild to 50% of the value. Discussion took place regarding non conforming property sizes and variance applications that some residents need to apply for when rebuilding. Todd Peetz, stated that the proposed language should eliminate the need for variances for residential nonconforming structures. Mr. Mahood wanted a definition defining the term "better condition" meant, Todd Peetz stated that is referred to the condition of the home "a newer home is in better condition than an older home" not a 1,500 sq ft home is a better condition home than a 1,200 sq ft. home.

Bob moses made the motion to accept the proposed language regarding nonconforming structures as prepared, Ginny Hamilton seconded the motion, vote was taken and passed 4-0-1 with Rob Swauger abstaining. Mr. Mahood stated that he will forward the proposal to the Prosecutor for review. George Tishma recommended that a public hearing be set for the next meeting upon approval from the Prosecutor, so not to delay adoption of the new language.

Mr. Tishma asked Mr. Peetz to begin where they ended at the last meeting in reviewing the proposed changes for the new zoning resolutions. Mr. Peetz began by reviewing section 370 of the zoning code, Industrial regulations. Mr. Peetz spoke of concerns regarding setbacks from lot lines and the definition of Limited industrial and General Industrial. The permitted uses of each zone was discussed and questioned if any expansion was needed. Rob Swauger questioned the wording of Business Park attached to L-I when it should be attached to G-I which allows for more permitted uses. Mr. Peetz said he will into parking setbacks and what other Townships have listed in their codes and will bring additional information to the next meeting. Mr. Peetz moved to a new proposal that should be placed in the zoning resolution regarding " Reasonable Accommodation" Fair Housing, allowing for handicap uses that normally may require variances for structures aiding in their daily life to be

permitted to be built without going to the Board of Appeals. Mr. Peetz said this is new and required by the Ohio Revised Code. Mr. Mahood mentioned a potential business starting up in the Township, but parking requirements are not specifically listed of that type of business. Mr. Peetz discussed using similar businesses as a requirement until new regulations can be enacted, Mr. Mahood said he will also seek advice from the Prosecutor's office. Mr. Peetz moved to section 410 "Parking", he mentioned updating the section regarding A.D.A parking spaces requirement and also the width of parking spaces permitted from 9 feet to 10 feet. Todd then brought up section 420.04 Maximum sign area permitted. Mr. Peetz recommends adding a maximum sign area shall not be greater than 200 sq ft. to the table, as it is listed in section 420.04 A, 1 . Discussion took place regarding height requirements to see if anyone has any questions or concerns regarding the height in commercial areas. The next section covered was 430.02 A, Landscaping along the Street Frontage. Mr. Peetz recommends placing a list of approved trees and shrubs to be used for buffering and landscaping in nonresidential or multifamily uses. The board agreed that a list should be attached in the book. The next section was 430.04 Screening of lots when commercial or industrial zones abuts residential districts. The board agreed that the new project that is being built will need to provide landscaping and buffering. Discussion took place regarding the duties of the Zoning Inspector and both Zoning boards. Mr. Housley brought up the section that states members of the boards will not receive compensation, he mentioned changing this to a possible compensation may be available upon discretion of the Trustees. Mr. Peetz and the board discussed Development Plan reviews and what constitutes a commercial developments. Mr. Mahood mentioned the possible commercial project on Tallmadge rd. and if the plans should be reviewed by the Zoning Commission. Mr. Peetz said a large project like that should be submitted to the Zoning Commission. The board decided to stop there, George Tishma brought up possible dates for the Zoning Workshop, the group decided on Monday, July 8th. Bob Moses made the motion to adjourn the meeting, Ginny Hamilton seconded, roll was taken and passed 5-0.

Karen Henry, Chair
Rootstown Township Zoning Commission