

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

Present: Rob Swauger, Chair  
Theresa Summers, Vice Chair  
Steve Brown  
Roger Carpenter  
Stan Dannemiller

Absent: George Tishma

Also Present: Mark Tirpak, Zoning Inspector  
Jordan Michael, Zoning Commission Secretary  
Joe Paulus, Trustee

Audience: Pat Gintert

Vice Chair Theresa Summers called the meeting to order at 7:09 p.m. and asked everyone to stand for the Pledge of Allegiance.

Theresa asked for a motion to approve the June meeting minutes. Motion was made by Stan Dannemiller and seconded by Roger Carpenter to approve the minutes as read. The motion was passed 3-0, with Steve Brown abstaining.

Audience member Pat Gintert asked for a correction to the May minutes, regarding a statement that the lots at Sandy Lake were platted and recorded but without the buildings. Stan made a motion to amend the May minutes to correct this statement. Roger seconded the motion. The motion was passed 4-0. Chair Rob Swauger arrived after the vote was taken.

**Old business:**

Feedback was received from Regional Planning on the proposed amendment to Section 480 for windmills. Theresa said it seems like the county wants to handle it themselves. Zoning Inspector Mark Tirpak said it requires a permit from the township before it goes to the county, and if the county doesn't approve it they come back to the township. The problem is that we require a registered Ohio engineer's stamp, and when the township bought a windmill that wasn't made in Ohio, they ran around for months trying to get an engineer to stamp the windmill, which then becomes that engineer's liability. Secretary Jordan Michael said Regional Planning's suggestion eliminates the stamp requirement and replaces it with the Ohio Building Code.

Rob asked for discussion from the board. Roger said it looks like Regional Planning thought that what we proposed was good, but the building director did not. Rob said he thinks the stamp should be an Ohio stamp. Theresa asked if the county is okay with allowing an engineer's stamp from another state. Roger said the proposed change is to allow an engineer's stamp from the state of manufacture.

Rob asked for a motion. Stan made a motion to send the amendment to Section 480.02, as proposed by the Zoning Commission, to a public hearing. Steve seconded the motion. The vote went as follows: Steve-yes, Stan-yes, Roger-yes, Theresa-yes, Rob-yes. The motion was passed 5-0.

**Section 480.02 Existing:**

The foundation, tower, and compatibility of the tower with the rotor and rotor-related equipment shall be certified in writing by a structural engineer registered in Ohio that they conform to good engineering practices and comply with the appropriate provisions of the Ohio Building Code.

**Section 480.02 Proposed (shown in bold):**

The foundation, tower, and compatibility of the tower with the rotor and rotor-related equipment shall be certified in writing by a structural engineer registered in Ohio **or the state of manufacture** that they conform to good engineering practices and comply with the appropriate provisions of the Ohio Building Code.

**New business:**

Jordan said he would make copies of the fee schedule to put in everyone's books as Section 100. Roger asked if the trustees will change the amounts for buildings based on the size. Mark said they made it consistent with the County so we won't charge for anything less than 200 square feet.

Theresa asked if they should make digital sign requirements. Mark said we've had a fair amount of phone calls about the new digital sign. Theresa asked if they want to keep them out of a certain area. Some areas (outside Rootstown) with the Western Reserve look don't have digital signs. Mark pointed out the definition for digital electronic sign in Section 420.02. Stan said there is also a section on illumination. Mark said State Route 44 has a 70-foot building setback but a 10-foot sign setback. Stan recommended that everyone read the section on signage and think about what they would like to change or add to it. Mark said he and Chris Meduri had a meeting with NEOMED's attorney and they agreed to bring everything to the township, but that has not happened. Roger asked if digital signs could be handled by an architectural review board. Rob said we need an update on the grant for design guidelines. Jordan said he will contact Regional Planning to ask.

Stan asked what the time frame is for the Comprehensive Land Use Plan. He asked if we should wait for it to be approved by the Trustees. Trustee Joe Paulus said absolutely not. Roger said the plan will come to this board first. Joe said he thinks it will take about a month for the plan to be finished. Mark said he thinks they have to have two public meetings to discuss it.

Rob asked for comments from the audience. None were heard.

Theresa asked for an update on the JEDD. Joe said the JEDD has been approved as a contract and to be put on the ballot.

Rob asked for a motion to adjourn. Motion was made by Stan and seconded by Theresa. All were in favor. The meeting was adjourned at 7:53 p.m.

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Rob Swauger, Chair  
Rootstown Township Zoning Commission