



The Rootstown Township Zoning Commission met in regular session on Monday, July 15, 2013, at 7:00 p.m. at Rootstown Town Hall.

Present:

Karen Henry
Rob Swauger
George Tishma
Theresa Summers
Ginny Hamilton

Absent:

Steve Brown
Bob Moses

Also present:

Jim Mahood, Zoning Inspector
Brett Housley, Trustee
Van Black, Asst. Zoning Inspector
Todd Peetz- Regional Planning Office

Audience

See Attached List

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? Ginny Hamilton made the motion to accept the minutes as prepared, it was seconded by Theresa Summers, roll was taken and passed 4-0. Due to the fact that Karen Henry was absent from the June meeting and could not vote.

Karen Henry asked the gentlemen representing Speedway to come forward to go over their application for a proposed zoning change to the parcel located directly behind their current location. Mark Bowman

from C.E.S.O. briefed the board that the current location is zoned C-3 (Highway Interchange) and the lot for the proposed change is zoned R-0 (Residential Office). Mr. Bowman stated that no other location in Rootstown offers fueling stations for Semi trucks, this would be a great opportunity for the Township as it would benefit from the tax money generated from higher fuel sales. Karen Henry asked if anyone on the board has any questions for Mr. Bowman? Rob Swauger asked, where would any new access drive be located or will they be using the current ones? Jeffery De Zort from C.E.S.O stated that new drives would be located toward the end of the new property. Mr. Swauger asked if they intend to improve the road if required, due to the weight compasity of the trucks? Mr. De Zort said that they have been in touch with the County Engineers and Mr. Hahn of the Township and any upgrade to the current road would be provided. Karen Henry asked the board if they had any other questions, their was none, Mrs Henry asked the audience if they had any questions and their was none. Mrs. Henry stated that they will forward the application to the Regional Planning office for review.

Mrs. Henry open the Public Hearing and informed the audience of the workshop that was held on July 8th where they discussed new language for Non-conforming structures. The new language would allow that both residential and commercial nonconforming structures to rebuild to 100% of the value of the structures if destroyed beyond the control of the owner. Discussion took place regarding what constitutes control of the owner. Todd Peetz of the Regional Planning office described it as a nonintentional act of the owner. Brett Housley stated he was happy that the zoning board acted on this subject so quickly and to come up with language to help those who may live or operated business in non residential or commercial zones. Mr. Housley also mentioned the possibility of rezoning properties located on Lynn Rd. back to residential, but the zoning commission members were not in favor of doing so because it would only help a few instead of all nonconforming structures. Mr. Housley just wanted the minutes to reflect that the Trustees were in favor of returning Lynn Rd. back to residential and was brought forth to the Zoning Commission for consideration. Gene Mills questioned the zoning commission if this new language was meant for a particular area or the whole Township? Karen Henry stated that this new language would cover the whole Township.

Karen Henry asked the audience if they had any other questions? A motion was made to approve the new language as changed.

450.02 D Non-Conforming Structures Destroyed by Natural Disasters. Nonconforming residential or commercial uses or structures destroyed beyond the control of the owner (i.e. flood, windstorm, fire, snow, ice, rain, earthquake, or other such disaster) shall be repaired or replaced. If replaced, it shall be replaced by a structure of an equal or better condition than the original non-conforming structure or comply with the current Zoning Resolution.

George Tishma made the motion to accept as written, Rob Swauger seconded, a vote was taken Karen Henry- yes, George Tishma- yes, Ginny Hamilton- yes, Theresa Summers- yes, Rob Swauger- yes. Motion passed 5-0. Mr. Mahood said the proposed language will be forwarded to the Trustees.

Mr. Rykaceski spoke and thanked the board and all those involved on working to get new regulations in place. Karen Henry closed the Public Hearing at 7:27 p.m.

Mrs. Henry asked Mr. Mahood if he had anything to discuss. Mr. Mahood mentioned that the annual APA Seminar held in Cleveland is to take place in September and if anyone is interested in going contact him as soon as possible, the Township will pay for those interested and that he needs to register by the end of the month. George Tishma and Karen Henry are interested in attending on the Friday sessions.

Karen Henry asked Todd Peetz to continue in his review of the Zoning Resolutions, Mr. Peetz went over a zoning map that represents building setbacks in commercial and industrial zones. Mr. Peetz wanted the board to review and he will go over the map at the next scheduled commission meeting. Mr. Mahood had a question regarding the Rootstown Industrial Park and a cul-de-sac that is still proposed in a second phase of the park. Mr. Peetz said this is paper road and not currently built. Mr. Peetz said he had nothing else to discuss at this time and he would see everyone at the August meeting.

George Tishma made the motion to adjourn the meeting, Ginny Hamilton seconded, roll was taken and passed 5-0.

Karen Henry, Chair
Rootstown Township Zoning Commission