



Proposed Amendments for Public Hearing

Zoning Amendment # 2026-006

Section 430.08 – Filling and Grading

Proposed New Section:

SECTION 430.08 FILLING AND GRADING.

- A. Any use of clean fill or grading shall have drainage and erosion control measures. Clean fill shall follow the Ohio EPA guidelines for Clean Hard Fill.
- B. Any property using clean fill shall submit a Notice Of Intent To Fill with the local health department, seven (7) days before filling.
- C. Filling and grading shall follow the Development Plan Review procedure; see Section 620.06 C1.
- D. Filling and grading shall follow the minimum setbacks for principal buildings in the zoning district on which the property is located.
- E. Fill shall not be placed in wetlands, floodplains, or easement areas. See Section 230.10.
- F. Filling and grading shall not divert water onto adjacent properties or impede the natural flow of water.
- G. Fill shall be graded within 30 days of fill being placed on the parcel.
- H. The height of finished grade shall not exceed 5 feet higher than any surrounding unfilled elevations, based on the existing topographic elevations prior to fill.
- I. Permits for filling and grading shall not exceed 18 months from date of issuance, with vegetation established prior to permit expiration.
- J. Any filling or grading of land shall coordinate with Portage County Soil & Water District and Water Resources.

Zoning Amendment # 2026-007

Section 230.10 – Construction in Easements

Proposed New Section:

SECTION 230.10 CONSTRUCTION IN EASEMENTS.

- A. Easements are to be reserved as shown on each plat when recorded or otherwise established.
- B. No structures, permanent buildings, trees, shrubs or fences shall be placed or permitted within these easements.
- C. The easement area of each lot, and any improvements within it, shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or a utility is responsible, and strictly prohibits the use of grading over easements such as basins and manhole covers.
- D. No variance shall be granted for construction in an easement, designated open space, or common open space.