

Zoning Commission

May 11th

2011

ATTENDING:

Larry Schrader
Janelle Albertoni
John Yeargin
Bill Arnold
Dave Duma

Jeff Childers (Alternate)
David Vartenuk (Alternate)
Jim Demboski
Jim Albertoni

The meeting was called to order by Mr. Schrader with a roll call and the reciting of the Pledge of Allegiance at 7:12 p.m.

Mr. Schrader recognized the guests present this evening; BZA Alternate Vicki Vincent and her husband Ed. Mr. Yeargin introduced his brother Dave Yeargin.

Mr. Schrader asked the commission review the minutes from the April meeting. A motion was made by Mr. Duma to approve the minutes as written. The motion was seconded by Mr. Arnold, all of commission members voted in favor of the motion.

Mr. Demboski announced that he was appointed to the Northeast Ohio Four County Regional Planning and Development Organization (NEFCO) General Policy Board.

Mr. Schrader mentioned Mr. Wroe and Dettweiler visits to the different meetings in the community this past month. He then wanted to take a look at SEC 301.2.K Supplementary Regulations, Accessory Building on page 36. The question is: what exactly is 30% of the rear yard? It depends on the address street, but can change for a corner lot. Mr. Arnold stated that it spans from the rear corner of the house to the rear lot line. Mr. Schrader added that no where does it state a size requirement.

Mr. Schrader then asked the commission to read BB. Maximum Lot Coverage of the same section on page 43. He has an idea to incorporate a new standard of no more than 2% of the square footage of the lot covered by an accessory building. Mr. Vartenuk believes we should only control this on lots up to two (2) acres in size. Mr. Yeargin said we should just have total lot coverage restricted by a % of the total square footage.

Mr. Duma stated that he would rather see a gradual scale in % by acre then a few examples of building size listed. Mr. Childers believes that a gradual scale of % by acre sizing may cause confusion.

Mr. Albertoni mentioned that this doesn't have to be settled tonight but it needs to be fair by property size. How much acreage you have means you can have this much square footage.

Mr. Schrader said that common sense must prevail on these allotment style properties when it comes to an accessory building vs. the home.

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Mr. Arnold stated that Springfield limits the accessory building size to 587 square feet. Lots 1.75 acres and under are limited to 900 square feet. Lots 1.75 acres and up are limited to 2% up to 1,600 square feet.

Mr. Schrader said it needs to be simple enough for the average property owner to know what they can or cannot do.

Mr. Childers said a building 24' x 32 feet is a 2 ½ car garage.

Mr. Duma asked if 800 square feet per acre would work as a good scale.

Mr. Yeargin asked if we added up the square footage of the home and accessory buildings this number should not exceed 40% lot coverage. The number of buildings does not have to be limited so a property owner could have a garage, pool house, and gazebo.

Mr. Schrader would like to address the R-1 districts where the problems are popping up.

Mr. Yeargin stated that if we use a % scale we don't have to defend where we came up with the size limit number.

Mr. Arnold mentioned that in the course of a year we may only have as many as four (4) such cases asking for a larger building.

Mr. Schrader asked everyone to run some numbers before the next meeting. If we do use a % scale we won't have to make any changes to the information on page 36 regardless of the zoning district

Mr. Schrader stated the next meeting will be held Wednesday June 8th, 2011 at 7:00 P.M.

Mr. Schrader asked if anyone had anything else to bring to the table. With that the motion to adjourn was made by Mr. Duma and seconded by Mr. Yeargin. The motion to adjourn carried with all of the commission members voting in favor. Meeting adjourned at 8:40 P.M.

Larry Schrader - Chairman

Adam Bey – Zoning Com. Sec.

The minutes were approved with a motion by Mr. Arnold during the June 8, 2011 Zoning Commission Meeting. The motion was seconded by Mr. Duma, all of the commission members voted in favor of the motion to approve the above minutes.