

Zoning Commission

June 8th

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 7:05 p.m.

Mr. Schrader requested the commission review the minutes from the May meeting. A motion was made by Mr. Arnold to approve the minutes after revising Mr. Arnold from the existing "Mrs. Arnold". The motion was seconded by Mr. Duma, all of commission members voted in favor of the motion.

Mr. Schrader thanked Mr. Vincent for sitting in on our meeting this evening.

Mr. Schrader stated that he wanted to jump right into it with the accessory building issue on the table from last meeting. Mr. Vincent sent some ideas and calculations, let's look at ½ acre to 3 acres then cap the building size for (3) to (5) acres. Mr. Duma asked Mr. Arnold what Springfield has on the books. Springfield maxes the building size at 900 square feet for 1.75 acres and below. With that Mr. Duma responded that no one is going to build a single car garage, a 24' x 24' 2 car at least, cut it down limiting 5 acres and above to 4800 square feet (60' x 80') maybe adjust the height, everything else can go to the BZA.

Mr. Albertoni said that the current case is our first issue since 1990, why move in the direction of all this regulation now. The ½ acre lots he understands due to the size.

Mr. Schrader said that we as a commission need to be more sensitive to the people in the allotments. We need to compromise for all the sensitivities involved.

Mr. Schrader read some proposed regulations including some that already exist in the book; maximum of 2 accessory buildings regardless of size. Can we agree on 3 acres and below we max the building size at 1.5% of the lot size.

Mr. Childers asked what the procedure is when someone walks in claiming to have 1.6 acres, do we take their word for it or do we look it up. Mr. Arnold said that we can check the deed or use the GIS. Mr. Duma asked if it is what is recorded on the tax map. Mr. Schrader asked the Zoning Inspector what his current procedure is. Mr. Albertoni said he goes by the site; we currently have a similar case on Swartz Road to check the right away.

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A motion was made by Mrs. Albertoni and seconded by Mr. Arnold to adopt the following accessory building size guidelines per lot size for all of the residential districts in chart form; up to 1 acre 653 sq. ft.; 1 ½ + acres 980 sq. ft.; 2 + acres 1,306 sq. ft.; 2 ½ + acres 1,633 sq. ft.; 3 + acres 1,960 sq. ft.; 4 + acres 2,400 sq. ft. All of the commission members voted in favor of the motion

Mr. Duma made a motion to add the proposed regulations for accessory buildings to SEC 301.2.K on page 37 replacing the second paragraph;

1. No accessory building permitted on vacant lots.
2. Must conform to permitted square footage based on lot acreage (see chart).
3. Accessory buildings not to exceed 30 percent of the rear yard.
4. Minimum 14 ft. from the principal building.
5. Minimum 10 ft. from the rear lot line.
6. Minimum 14 ft. from the side lot lines.
7. Minimum 60 ft. from the front lot lines.
8. Maximum of two (2) accessory buildings which collectively cannot exceed the total permitted square footage for the lot size.
9. Maximum accessory building height is 20 feet in any district.
10. Must conform to all Portage County Health Department guidelines as to where the building can be placed on the lot.
11. Accessory buildings that are removable (without foundation or pole barn structure) are subjected to zoning regulations, but no zoning permit or fee is required. Portage County's maximum size of these types of structures is 16 feet in any direction.
12. Suffield Zoning regulations regarding accessory buildings apply to sub-divisions, however some deed restrictions may be stricter.
13. Agricultural use of the land is exempt from accessory building regulations.

The motion was seconded by Mr. Arnold, and all of the members voted in favor of the motion.

Mr. Schrader asked the secretary to have the resolution revisions ready for review by the next meeting.

Mr. Schrader stated the next meeting will be held next Wednesday July 13th, 2011 at 7:00 P.M.

Mr. Schrader asked if anyone had anything else to bring to the table. Mr. Arnold recommended the trustees extend the moratorium on gaming. The state of Ohio will be taking over regulating those businesses in July. With that the motion to adjourn was made by Mr. Duma and seconded by Mr. Arnold. The motion to adjourn carried with all of the commission members voting in favor. Meeting adjourned at 9:05 P.M.

Larry Schrader - Chairman

Adam Bey – Zoning Com. Sec.

The above minutes were approved as written with a motion by Mr. Yeargin, seconded by Mr. Duma. All of the commission members voted in favor of the motion.