

BAZETTA TOWNSHIP TRUSTEES ZONING HEARING MINUTES

Date: June 16, 2014 at 5:00pm
Bazetta Township Administration Building
3372 State Route 5
Cortland, Ohio 44410

Meeting called to order at 5:00pm.

Present:

Trustee Paul Hovis
Chairman Trustee Frank Parke
Vice Chairman Trustee Ted Webb
Administrative Secretary Robyn A. Metheny

Introduction:

- This public hearing is being held pursuant to Ohio Revised Code Section 519.12 for the purpose of receiving public comment and testimony regarding proposed Text Change Amendment to the Bazetta Township Zoning Resolution.

Reading of Notice of Public Hearing:

- Administrative Secretary Metheny read the press release that had been published in the Tribune Chronicle.

Reading of Proposed Zone Change Amendment Recommendations:

- Administrative Secretary Metheny read the recommendations on the proposed Text Change Amendment.

Reading of Trumbull County Planning Commission Recommendations:

- Administrative Secretary Metheny read of Planning Commission Resolution 5-2014-27.

Reading of Bazetta Township Zoning Commission Recommendations:

- Administrative Secretary Metheny read Zoning Commission Resolution 14-5-001.

Taking of Testimony:

- Trustee Webb read the taking of testimony statement.

Testimony of Petitioner:

- None

Testimony of Residents/Public:

- None

Discussion and Comment by the Trustees:

- Trustee Hovis Recommended to pass motion 187-14.

187-14 To adopt the text amendment recommended in Township Zoning Commission Resolution 14-5-001.

Motion: Trustee Hovis

Second: Trustee Parke

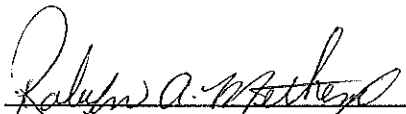
Vote: Trustee Hovis - Yes Trustee Parke - Yes Trustee Webb - Yes

188-14 To adjourn the meeting at 5:13pm.

Motion: Trustee Hovis

Second: Trustee Parke

Vote: Trustee Hovis - Yes Trustee Parke - Yes Trustee Webb - Yes



Attested by: Administrative Secretary Robyn A. Metheny

Dated: 07-17-14



Approved by: Vice Chairman Trustee Theodore J. Webb

Dated: 7/16/14

Bazetta Township Zoning Commission

3372 State Route 5, N.E. · Cortland, Ohio 44410

Phone (330) 637-8816 · Fax (330) 637-4588

Chairman: Curtis Lonsbrough · Vice Chairman: Rita Benoit

Walter Maycher · Howard Wetzel · Jack Hineman

Alternates: Dianne Runnestrand and Jennifer Nicholas

Secretary: Jeannie Eddy

Bazetta Township Trustees

3372 State Route 5 NE

Cortland, Ohio 44410

June 1, 2014

RE: Text Amendment to the Township Zoning Resolution

Dear Board of Trustees:

At a Special Public Hearing of the Township Zoning Commission held on the 28th day of May 2014. The Zoning Commission **PASSED** a resolution recommending the adoption of the proposed TEXT AMENDMENT to the Township Zoning Resolution.

Enclosed please find the following:

1. Resolution to consider Text Amendment to the Township Zoning Resolution.
2. Trumbull County Planning Commission Recommendations.
3. Zoning Board Commission Public Hearing meeting minutes from May 28, 2014.

Please take action on the proposed amendment.

Sincerely,

Jeannie Eddy

Zoning Commission Secretary

Township Zoning Commission

**RESOLUTION TO CONSIDER ZONING TEXT AMENDMENT(S)
TO THE TOWNSHIP ZONING RESOLUTION
(§519.12(2) OR)**

Moved by: Jack Hineman, Seconded by: Rita Benoit

WHEREAS, the board of Zoning Commissioners has determined that it is in the interest of the public health and safety of the township to amend the text of the township zoning resolution;

THEREFORE BE IT RESOLVED, that the following text amendment(s) to the township zoning resolution be considered for recommendation of approval or denial to the Township Board of Trustees:

Accessory Uses for Plotted Sub Divisions:

1. Accessory structures shall be located on the same lot as the principal structure. One detached garage structure per acre (43,560 sq.ft.) of land is permitted. Such structure(s) shall not exceed 900 square feet in area or shall any garage be larger than 50% of the gross floor area of the principal structure on the lot, or shall the total square feet of all detached garages on the property exceed the total gross floor area of the principal structure on the lot. No detached garage may be located closer than 20 feet to any existing detached garage on the same property. No accessory structure including detached garage shall be located within the front yard area.

2. Storage building or structure, other than garage, including a green house, potting house, gazebo and similar structures, or enclosed arboretum and antennas- free standing, dish or other, provided:

a) One such structure per residential parcel except that one additional structure may be added provided it is not used for storage and its purpose is part of landscaping or recreational use such as a patio, hot tub, gazebo or similar structure, and provided that the structure shall not exceed one hundred forty four (144) square feet in area calculated by outside dimensions.

b) Height of the accessory structure shall not exceed the height of the principal structure. Maximum height shall not exceed 16 feet measured from existing grade to peak of roof, except that for free-standing antennas..No antenna shall exceed 25 feet in height except where regulated by the Federal Communications Commission or other State/Federal regulations.

c) Shall not exceed one hundred forty -four (144) square feet in area, calculated by outside dimension.

Roll Call Vote: Curtis Lonsbrough YES, Rita Benolt YES, Howard Wetzel YES, Walter Maycher YES, Jack Hineman YES.

YES: 5

NAY: 0 Motion Passed

May 28, 2014

Bazetta Township Zoning Commission

3372 State Route 5, N.E. · Cortland, Ohio 44410

Phone (330) 637-8816 · Fax (330) 637-4588

Chairman: Curtis Lonsbrough · Vice Chairman: Rita Benoit

Walter Maycher · Howard Wetzel · Jack Hineman

Alternates: Dianne Runnestrand and Jennifer Nicholas

Secretary: Jean Eddy

On May 28, 2014 at 7:00PM at the Township Administration Building the Bazetta Zoning Commission held a Public Hearing on a text amendment regarding Accessory Uses for plotted sub divisions.

Members Present: Chairman Curtis Lonsbrough, Vice Chairman Rita Benoit, Walter Maycher, Howard Wetzel, and Jack Hineman.

Members Absent: None

Also Present: Secretary Jean Eddy, and Dianne Runnestrand.

Chairman Lonsbrough called the meeting to order at 7:00PM.

Secretary Jean Eddy took roll call vote.

Secretary Jean Eddy read the legal ad published in the Tribune Chronicle on May 18, 2014.

Secretary Jean Eddy read the proposed text amendment and the recommendations from Trumbull County Planning Commission. (Please see attached)

Jack Hineman made a motion to accept the recommendations from Trumbull County Planning Commission, seconded by Rita Benoit.

Roll Call Vote: Chairman Curtis Lonsbrough YES, Vice Chairman Rita Benoit YES, Walter Maycher YES, Howard Wetzel YES, Jack Hineman YES.

YES: 5

NAY: 0 Motion Passed

Jack Hineman made a motion to adopt the text amendment for Accessory Uses in Plotted Sub Divisions, seconded by Rita Benoit.

Accessory Uses for Plotted Sub Divisions:

1. Accessory structures shall be located on the same lot as the principal structure. One detached garage structure per acre (43,560 sq.ft.) of land is permitted. Such structure(s) shall not exceed

900 square feet in area or shall any garage be larger than 50% of the gross floor area of the principal structure on the lot, or shall the total square feet of all detached garages on the property exceed the total gross floor area of the principal structure on the lot. No detached garage may be located closer than 20 feet to any existing detached garage on the same property. No accessory structure including detached garage shall be located within the front yard area.

2. Storage building or structure, other than garage, including a green house, potting house, gazebo and similar structures, or enclosed arboretum and antennas- free standing, dish or other, provided:

- a) One such structure per residential parcel except that one additional structure may be added provided it is not used for storage and its purpose is part of landscaping or recreational use such as a patio, hot tub, gazebo or similar structure, and provided that the structure shall not exceed one hundred forty four (144) square feet in area calculated by outside dimensions.
- b) Height of the accessory structure shall not exceed the height of the principal structure. Maximum height shall not exceed 16 feet measured from existing grade to peak of roof, except that for free-standing antennas..No antenna shall exceed 25 feet in height except where regulated by the Federal Communications Commission or other State/Federal regulations.
- c) Shall not exceed one hundred forty -four (144) square feet in area, calculated by outside dimension.

Roll Call Vote: Chairman Curtis Lonsbrough YES, Vice Chairman Rita Benoit YES, Walter Maycher YES, Howard Wetzel YES, Jack Hineman YES.

YES: 5

NAY: 0 Motion Passed

Howard Wetzel made a motion to adjourn the Public Hearing, seconded by Jack Hineman.

Roll Call Vote: Chairman Curtis Lonsbrough YES, Vice Chairman Rita Benoit YES, Walter Maycher YES, Howard Wetzel YES, Jack Hineman YES.

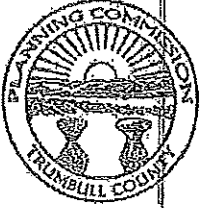
YES: 5

NAY: 0 Motion Passed

Public Hearing Adjourned at 7:15PM.

Curtis Lonsbrough, Chairman

Jean Eddy, Secretary



Trumbull County Planning Commission

www.planning.co.trumbull.oh.us
347 N. Park Avenue • Warren, Ohio 44481
Telephone: 330-675-2480 • Fax: 330-675-2790

Trish A. Nuskievicz
Director

May 13, 2014

Ms. Jean Eddy, Secretary
Bazetta Township Zoning Commission
3372 State Route 5, N.E.
Cortland, OH 44410

Dear Ms. Eddy:

Re: Z-2014-6 – Text Amendments
Bazetta Township

Enclosed is a copy of Resolution No. 5-2014-27 which was adopted by the Trumbull County Planning Commission at its regular meeting on May 13, 2014. This resolution recommends approval of the proposed zoning amendments regarding Accessory Uses for Platted Subdivisions with the following suggestions:

1. Accessory structures shall be located on the same lot as the principal structure.
2. No accessory structure including detached garage shall be located within the front yard area.
3. Height of the accessory structure shall not exceed the height of the principal structure.
4. Review the 12-foot maximum height of an accessory garage

Also enclosed is a copy of the May 6, 2014, Plats and Zoning Committee meeting minutes. If you have any questions or comments, please contact David Dubiaga of this office.

Respectfully,

A handwritten signature in black ink, appearing to read "TAN", with a long horizontal flourish extending to the right.

Trish A. Nuskievicz
Director

mas

Enclosures

V-2014-2, Continued:

Recommendation

Mr. Shader made a motion to recommend approval of vacating Maryland Avenue north of Trumbull Avenue (C.H. 40) in Section 3 of Liberty Township as shown on the Belmont Heights Plat No. 2, Volume 6, Page 89 with the stipulation that the road vacation becomes effective upon the recording of the replat; seconded by Mr. Mahan. The motion carried.

ZONING:

Z-2014-6 – TEXT AMENDMENTS – BAZETTA TOWNSHIP
SUBMITTED: 4/3/2014

Accessory Uses for Platted Subdivisions (Proposed)

- Adds supplementary regulations for accessory structures including detached garage, storage shed, green house, gazebo or other such structures.
 - One detached garage permitted per acre (43,560 square feet).
 - Detached garage shall not exceed 900 square feet nor shall be larger than 50 percent of the principal structure, nor shall the total area of all detached garages be no larger than the total area of the principal structure.
 - Accessory structures other than detached garage shall be no larger than 144 square feet.
 - Maximum height shall not exceed 12 feet from existing grade to the peak of the roof.

Recommendation:

Mr. Shader made a motion and seconded by Mr. Mahan to recommend approval of the proposed amendments with the following suggestions:

- Accessory structures shall be located on the same lot as the principal structure.
- No accessory structure including detached garage shall be located within the front yard area.
- Height of the accessory structure shall not exceed the height of the principal structure.
- Review the 12-foot maximum height of an accessory garage. Roof pitch is normally 4:12 (for example a 900-square-foot garage that is 30 feet x 30 feet, the slope from the peak of the roof is 5 feet and add another 9 feet for the inside of the garage, making the total height 14 feet).

The motion carried.

Adopted by the Trumbull County
Planning Commission 5/13/2014

RESOLUTION NO. 5-2014-27

ZONING

WHEREAS:

The Plats and Zoning Committee of the Trumbull County Planning Commission met on May 6, 2014, and reviewed with the Commission staff all pertinent documentation, research, and data relative to case number Z-2014-6 entitled Text Amendments - Bazetta Township; and

WHEREAS:

The minutes of this meeting are on file; and

WHEREAS:

The proposed zoning amendments are in conformity with the Trumbull County and Bazetta Township Comprehensive Plans; and

WHEREAS:

The Plats and Zoning Committee of the Trumbull County Planning Commission has determined that the proposed zoning amendments are in the best interest of Bazetta Township with the following suggestions:

1. Accessory structures shall be located on the same lot as the principal structure.
2. No accessory structure including detached garage shall be located within the front yard area.
3. Height of the accessory structure shall not exceed the height of the principal structure.
4. Review the 12-foot maximum height of an accessory garage;

NOW, THEREFORE,
BE IT RESOLVED:

That the Trumbull County Planning Commission recommends approval of the proposed zoning amendments with the above-mentioned suggestions;

NOW, THEREFORE,
BE IT RESOLVED:

That the Trumbull County Planning Commission approves the forwarding of the proposed correspondence to the Township of Bazetta.

[APPENDIX H - LEGAL AD TRUSTEES - TEXT]

TO: Legal Advertising Dept.

Date: 06-04-14

Tribune Chronicle

240 Franklin

Warren, Ohio 44483

Please publish the following Legal Notice for one publication no later than on or before the 6th day of June, 2014.

LEGAL NOTICE

The Board of Trustees of Bazetta Township, Ohio gives notice that a Public Hearing will be held on the 6th day of June, 2014, at 5 o'clock at the Township Administration Building located at 3312 State Route 2, Cortland, Ohio to consider a proposed amendment to the text of the Township Zoning Resolution.

A summary of the proposed text amendment is as follows:

Accessory Uses for Platted Sub-Divisions

Reason for error: Rank up of line fail, No answer, Exceeded max. E-mail size, E. 4) Busy, No facsimile connection

A copy of full text of the proposed amendment is on file with the Fiscal Officer and is available for inspection and copying upon request to the Fiscal Officer at (330) 637-8816.

All persons have a right to appear in person or by representation to give testimony for or against the proposed zoning amendment.

BY ORDER OF THE BOARD OF TRUSTEES OF Bazetta TOWNSHIP

by R. K. Draw Fiscal Officer

Page Sent

File No. Mode

Date/Time: Jun. 4, 2014 12:54PM

