

## **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 ·

Alternate Jack Hineman, Dianne Runnestrand and Jennifer Nicholas  
Secretary: Jean Eddy

On January 22, 2014 at 7:00PM at the Township Administration Building the Bazetta Zoning Commission held its regular quarterly meeting followed by a Public Hearing.

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

Members Absent: None

Also Present: Secretary Jean Eddy, Zoning Inspector Michael Mills, Trustee Webb, Ed Smuke, Jeff Wollet, Mark Paczak, Jennifer Nicholas, Sarah Vosmick, Cindy Bratsky, Douglas Bratsky, Janet Hazboun, Howard Kordes, Joe Kennedy, David Ross, Craig Fess.

Curtis Lonsbrough called the meeting to order at 7:05PM.

Curtis Lonsbrough asked Secretary Jean Eddy to read the legal notice published in the Tribune.

Rita Benoit made a motion to accept the meeting minutes from December 4, 2013 as written seconded by Howard Wetzel.

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

YES: 6

NAY: 0 Motion Passed

Motion made by Walter Maycher to nominate Curtis Lonsbrough to position of Chairman seconded by Rita Benoit.

Roll Call Vote: Rita Benoit YES, Howard Wetzel YES, Walter Maycher YES, Jack Hineman YES, Dianne Runnestrand YES.

YES: 5

NAY: 0 Motion Passed

Motion made by Howard Wetzel to nominate Rita Benoit to position of Vice Chairman seconded by Walter Maycher.

Roll Call Vote: Curtis Lonsbrough YES, Howard Wetzel YES, Walter Maycher YES, Jack Hineman YES, Dianne Runnestrand YES.

YES: 5

NAY: 0 Motion Passed

Zoning Inspector Michael Mills addressed the board members with a discussion on some zoning issues that will need to be resolved in 2014.

1. Cell Towers
2. Rezoning of some parcels in Timber Creek Heights
3. Sign height by Rt 5 bypass as recommended by TCPC
  - break that area into zones

Zoning Inspector Michael Mills and the Zoning Board Members decided to hold a work session on Wednesday March 12, 2014 at 7:00PM at the Township Administration Building.

Zoning Inspector Michael Mills also suggested to the Board Members to attend a seminar given by Atty Mark Finamore on zoning regulations and member duties. The Board decided to set a date at the April 2, 2014 quarterly meeting.

Chairman Curtis Lonsbrough asked Secretary Jean Eddy to read the Trumbull County Planning Commission's recommendations regarding the proposed text revisions.

(SEE ATTACHED)

Chairman Curtis Lonsbrough stated that the Board will now take comments and testimony from the general public regarding the proposed text amendment "Outdoor Advertising-paragraph pertaining to lighting with the bulleted item on Movement" (SEE ATTACHED).

Zoning Inspector Michael Mills addressed the Board and Public with the following comments:

- Following the recommendations of TCPC the Township needs to increase the number of Pole/Pylon type signs that are permitted on a single parcel from one(1) to two(2).
- The Township needs to increase the surface display area of pole/pylon signs from sixty (60) square feet to six hundred fifty (650) square feet per sign face.
- The Township needs to consider a specific designated area for the increase in the surface display area of pole/pylon type signs, possibly within 500 ft of the State Route 5/82 bypass.
- The Township should consider revising the sign height in this area to accommodate the increase in surface display area.

Chairman Lonsbrough asked for the motion to recommend either the adoption or denial of the proposed text amendment to the Zoning Resolution to the Board of Trustees.

## PROPOSED TEXT AMENDMENT CHANGES

### OUTDOOR ADVERTISING:

General Requirements for all Signs and Districts:

Lighting- Remove the following from the Zoning Resolution Book

Movement: No sign shall incorporate movement or the illusion of movement.

Intensity: Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lights, or incorporate reflective materials which imitate or create the illusion of flashing or moving lights.

Free- Standing Signs: Pole/Pylon

Non-Residential Districts: Pole/Pylon signs in non-residential districts shall conform to the following:

A. Not more than one (1) Pole/Pylon sign shall be permitted per developed parcel.

The Board would like to change one (1) Pole/Pylon sign to two (2).

B. Maximum surface display area shall not exceed sixty (60) square feet per sign face.

The Board would like to change sixty (60) square feet to six hundred and Fifty (650) square feet per sign face.

Motion made by Howard Wetzel seconded by Rita Benoit to accept the proposed text amendment.

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

YES: 6

NAY: 0 Motion Passed

Chairman Curtis Lonsbrough stated that the Board will now take comments and testimony from the general public regarding the proposed text amendment "Classification of Uses- to modify language for lot size requirements for a church in R-1 and R-2 districts".

(SEE ATTACHED)

Jennifer Nicholas and several Timber Creek Heights residents asked questions and disputed the Church trying to build.

Zoning Inspector Michael Mills addressed the opposition of the residents by reminding them that we are not here tonight to discuss that we are only here to discuss the text amendment revisions that we have proposed and the recommendations given by TCPC. He also added that the Township is only trying to stay legal with the Township Zoning Resolution and prevent the Township from being sued.

Zoning Inspector Michael Mills and the Zoning Commission explained again to the public that tonight's hearing is to recommend to the Board of Trustees the text revisions and that the Trustees have the final say and that after the Trustees meeting there is a 30 day grace period before any changes are made to the Township Zoning Resolution.

Motion made by Rita Benoit seconded by Howard Wetzel to accept the proposed text amendment(s).

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

YES: 6

NAY: 0 Motion Passed

Motion made by Rita Benoit seconded by Walter Maycher to adjourn meeting.

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

YES: 6

NAY: 0 Motion Passed

## PROPOSED TEXT AMENDMENT CHANGES

### CLASSIFICATION OF USES:

#### R-1 District (Residential)

The Board would like to remove the following from this section:

#### Conditional Certificates:

The following permitted uses require a Conditional Zoning Certificate granted by the Bazetta Township Board of Zoning Appeals, in accordance with Section 4-2 of these Resolutions and subject to the requirements as defined within these Resolutions.

Church and or Church School and or other places of worship and that such church or church school and or other places of worship shall have a minimum requirement of one (1) acre lot and not more than three (3) acre lot; and further provided that said church and or church school and or other places of worship shall have a minimum side yard clearance on each side of said building of not less than fifty percent (50%) of the distance constituting the frontage of the structure. (Motion 017-10).

#### R-2 District (Residential)

The Board would like to move the following text to RA District (Residential Apartments and Condominiums). The Board would like the following to be #12 in this section.

#### A. Government owned or operated buildings:

Government buildings shall comply with the following requirements:

- All structures and activity areas, except off-street parking areas, shall be located at least 100 feet from all property lines.

- All points of entrance or exit shall be located no closer than 200 feet from the intersection of two major thoroughfares and/or no closer than 200 feet from the intersections of a major thoroughfare and a collector street;
- Such develops shall be located on major thoroughfares, at intersections of major or collector streets, or on service roads for major thoroughfares;
- The minimum lot area shall be three (3) acres and the maximum lot area shall be then (10) acres.

B. Institutions for higher education and other educational facilities:

Institutions for higher education and other educational facilities shall comply with the following requirements:

- In all districts where institutions for higher education are permitted such facilities shall be located on major thoroughfares, at intersections of major thoroughfares.
- All structures and activity areas, except off-street parking area, shall be located at least 100 feet from the property lines;
- The minimum lot area shall be three (3) acres and the maximum lot area shall be then (10) acres.
- All points of entrance or exit shall be located no closer than 100 feet from the intersection of two major thoroughfares and/or no closer than 100 feet from the intersections of major thoroughfare and a collector street.

C. Churches and other religious worship buildings:

Churches and other religious buildings shall comply with the following requirements:

- In all districts where churches and other religious facilities are permitted as conditional uses, such facilities shall be encouraged adjacent to parks and other nonresidential uses such as schools and shopping facilities where use could be made of joint parking facilities.

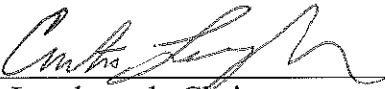
- All points of entrance or exit shall be located no closer than fifty (50) feet from the intersection of two (2) major thoroughfares, and/or no closer than fifty (50) feet from the intersection of a major thoroughfare and a collector street.
- \*All structures and activity areas, except off-street parking area, shall be located at least 100 feet from the property lines.

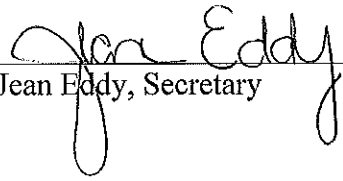
The above uses shall be permitted only providing such use is not noxious, dangerous, or offensive by reason of odor, dust, smoke, gas fumes, noise, flame, or vibration, and adequate facilities are provided for the storage of refuse, waste, junk, and objects to be repaired and disposed of, and the same are screened from view.

The Board would like to remove the last bullet from this section which reads as follows:

The minimum lot area shall be three (3) acres and maximum lot area shall be ten (10) acres.

Chairman Curtis Lonsbrough adjourned the meeting at 8:20PM.

  
Curtis Lonsbrough, Chairman

  
Jean Eddy, Secretary