

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 April 2, 2014 at 7:00PM at the Township Administration Building the Bazetta Zoning Commission held its regular quarterly meeting.

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

Members Absent: None

Also Present: Secretary Jean Eddy, Trustee Webb, Zoning Inspector Michael Mills, Jennifer Nicholas, Dianne Runnestrand, and Joe O'Grady.

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.

Motion made by Howard Wetzel and seconded by Walter Maycher to accept the meeting minutes as written from January 22, 2014 quarterly meeting.

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

YES: 5

NAY: 0 Motion Passed

The Board discussed waiting until May to set a date for a work session and also seminar with Atty. Finamore.

Zoning Inspector Mike Mills discussed the following zoning concerns:

- Accessory Buildings
 - No language is currently in our Zoning Resolution Book regarding detached buildings and other structures.
 - A resident in the near future will be coming in for a permit that could pose a potential problem so it will be in the best interest for the Board to propose a text amendment to avoid any future problem.

- Inspector Mills suggested the Board write a proposed text amendment tonight and send to Trumbull County Planning Commission asap.
- Cell Towers:
 - The Board needs to propose a fee on the expansion only of cell towers and to follow residential codes only if a resident complains.
- Sign:
 - Discussion on signs down by the Rt 5 bypass pertaining to maximum elevation and breaking area into zones.

Trustee Webb addressed the Board suggesting that a Board member preferably Chairman Lonsbrough start attending the Trustee meetings to give a brief report on what the Zoning Board is working on and if no one is able to attend if he would please email him a report.

The Zoning Board proposed the following text amendment be forwarded to Trumbull County Planning Commission for review:

Accessory Uses for Plotted Sub Divisions:

1. 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.
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) Maximum height shall not exceed 12 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.

Rita Benoit made a motion to forward the above proposed text amendment to Trumbull County Planning Commission seconded by Jack Hineman.

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

YES: 5

NAY: 0 Motion Passed

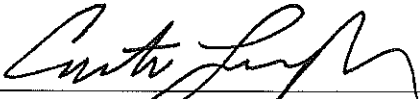
Walter Maycher made a motion to adjourn the meeting seconded by Jack Hineman.

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

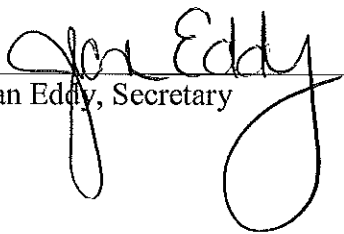
YES: 5

NAY: 0 Motion Passed

Meeting adjourned at 8:15PM.



Curtis Lonsbrough, Chairman



Jean Eddy, Secretary