

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

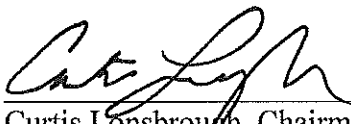
Howard Wetzel made a motion to adjourn the Public Hearing, seconded by Jack Hineman.

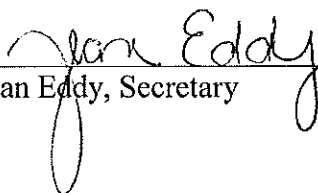
Roll Call Vote: Chairman Curtis Lonsbrough YES, Vice Chairman Rita Benoit YES, Walter Maycher YES, Howard Wetzel YES, Jack Hineman YES.

YES: 5

NAY: 0 Motion Passed

Public Hearing Adjourned at 7:15PM.


Curtis Lonsbrough, Chairman


Jean Eddy, Secretary