

Bazetta Township Zoning Commission

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

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Chairman: Curtis Lonsbrough · Vice Chairman: Rita Benoit

Walter Maycher · Howard Wetzel · Jack Hineman

Alternates: Dianne Runnestrand and Jennifer Nicholas

Secretary: Jeannie Eddy

On July 9, 2014 at 7:20PM at the Township Administration Building the Bazetta Zoning Commission held a Public Hearing.

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

Members Absent: Howard Wetzel

Also Present: Secretary Jeannie Eddy, Zoning Inspector Michael Mills, Eugene Meridith, Ralph Carbone, and Keith Berry.

Chairman Lonsbrough called the hearing to order at 7:20PM.

Secretary Jeannie Eddy took roll call vote.

Secretary Jeannie Eddy read the legal ad published in the Tribune on June 30, 2014.

Secretary Jeannie Eddy read the Trumbull County Planning Commission (TCPC) recommendations for the proposed text amendment regarding Minimum Floor Space.

TCPC made the motion to recommend the reduction of minimum living area per dwelling of not less than 1,200 square feet to 800 square feet for any single or two family dwelling.

A motion was made by Rita Benoit and seconded by Dianne Runnestrand to recommend the **adoption** of the proposed text amendment to the Zoning Resolution of Bazetta Township.

Section 12: Minimum Floor Space

Development Standards for Residential Dwellings:

1. There shall be a minimum living area per dwellings unit of not less than eight hundred (800) square feet for any single or two-family dwelling exclusive of basement, porches, garages, breezeways.

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

YES: 5

NAY: 0 Motion Passed

Secretary Jeannie Eddy read the Trumbull County Planning Commission (TCPC) recommendations for the proposed text amendment regarding **Section 4: Classification of Uses** (Addition of text to R-1 and R-2 District Sections).

TCPC made the motion to recommend denial of the proposed amendment of Section 4 Classification of Uses since these uses should require a Conditional Use Permit in accordance with Section 4-2 of the Bazetta Township Zoning Resolution.

A motion was made by Rita Benoit and seconded by Walter Maycher to recommend the **adoption** of the proposed text amendment to the Zoning Resolution of Bazetta Township.

A. R-1 District (Residential)

6. Church, school, college, university, public library, public museum, community center, fire station, township hall, publicly owned park, publicly owned playground or cemetery.

B. R-2 District (Residential)

3. Church, school, college, university, public library, public museum, community center, fire station, township hall, publicly owned park, publicly owned playground or cemetery.

Roll Call Vote: Chairman Lonsbrough YES, Vice Chairman Rita Benoit YES, Walter Maycher YES, Jack Hineman YES, Dianne Runnestrand NO.

YES: 4

NAY: 1 Motion Passed

Secretary Jeannie Eddy read the Trumbull County Planning Commission (TCPC) recommendations for the proposed zone change classification of parcel #33-026330 owned by Eugene Meridith from R-1 to C-3.

TCPC made the motion to recommend denial of the proposed zone change since it is not consistent with the existing zoning district of the adjacent parcels, the permitted uses are not compatible with the existing adjacent residential land uses, and it does not comply with the recommendation of the Future Land Use Section of the Bazetta Township Comprehensive Plan.

Mr. Eugene Meridith stated that he does not understand why he is not able to work on cars at his residence and accept payment when Mr. Ralph Carbone who resides next door to his residence can work on cars.

Mr. Ralph Carbone stated that Mr. Meridith works on cars at all hours of the day and he is unable to sleep or watch TV and it is a huge disturbance.

The Board members explained to Mr. Meridith that Mr. Carbone works on cars as a hobby and that he works on cars for a living.

A motion was made by Walter Maycher and seconded by Rita Benoit to recommend the **denial** of the proposed zone change of parcel #33-026330 owned by Eugene Meridith from R-1 to C-3.

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

YES: 5

NAY: 0 Motion Passed

Secretary Jeannie Eddy read the Trumbull County Planning Commission (TCPC) recommendations for the proposed zone change classification of parcel #31-902210 owned by Keith A. Berry and Misty D. Berry from R-1 to C-1.

TCPC made the motion to recommend denial of the proposed zone change for the construction of an indoor baseball practice facility due to the spot zoning nature of this change and because it does not meet the requirements of the Future Land Use Plan of Bazetta Township Comprehensive Plan.

Mr. Berry stated that he would like to build a private facility to rent out in off season to local baseball teams to help recoup his costs. He also stated he would like to bring in some area coaches to put on some seminars.

Zoning Inspector Michael Mills spoke for the zone change and stated this is very community friendly and that he lives out there and this would be a wonderful asset to the area.

Board member Dianne Runnestrand is against the zone change and stated that it is very unsanitary to not have water and sewer and not fair that residential has to have it and incur the costs. She also compared this building to Farmer Jims.

Zoning Inspector Michael Mills stated that Bazetta Township has zoning in place for outdoor portable bathroom facilities and that Mr. Berry will be following those guidelines. He also mentioned that Mr. Berry has already gotten approval from Trumbull County Board of Health and Building Department. Mr. Mills also reminded Dianne Runnestrand that this is a private facility not a public facility like Farmer Jims. He also stated that pole barns can be built with no water and sewer.

A motion was made by Rita Benoit and seconded by Walter Maycher to recommend the **adoption** of the proposed zone change of parcel #31-902210 owned by Keith A. Berry and Misty D. Berry from R-1 to C-1.

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

YES: 5

NAY: 0 Motion Passed

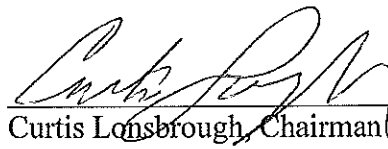
A motion was made by Diane Runnestrand and seconded by Jack Hineman to adjourn the Public Hearing.


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

YES: 5

NAY: 0 Motion Passed

Public Hearing adjourned at 8:20PM.


Curtis Lonsbrough, Chairman


Jeannie Eddy, Secretary