

BAZETTA TOWNSHIP TRUSTEES

PUBLIC HEARING MINUTES

Date: November 22, 2022, 6:00pm
Bazetta Fire Department
3000 Warren Meadville Road
Cortland, Ohio 44410

Present:

Chairman Trustee Michael Hovis YES
Vice Chairman Trustee Bob McBride YES
Trustee Michael Morelli YES
Fiscal Officer Stacy Marling ABSENT

Chairman Trustee Hovis: called the hearing to order at 6:00PM and opened the hearing with the Pledge of Allegiance and followed with a moment of silence.

Trustee McBride reminded the assemblage of the Public Comment Procedures and that the meeting was being video, and audio recorded for informational purposes.

Chairman Trustee Hovis: Read the following:

This public hearing is being held pursuant to Section 519.12 of the Ohio Revised Code for the Purpose of receiving public comment and testimony regarding a proposed amendment to the Zoning Map (zone change) of the Township Zoning Resolution. This Hearing will be video, and audio recorded for informational purposes.

We will be hearing two separate amendments. The first one is a Zone Change Map Amendment for the Ivy Hill Circle Area, Sections 76 and 85.

The second one is a Text Amendment Authorizing and Governing Plug-in Electric Vehicle Charging Stations and Distributed Energy Production Devices

Chairman Trustee Hovis: Secretary Urchek read the Legal Ad: See attachment

Chairman Trustee Hovis: Secretary Urchek read the proposed zone change MAP amendment
See attachment

Chairman Trustee Hovis: Secretary Urchek read the Letter of Recommendation from the Trumbull County Planning Commission: See attached

Chairman Trustee Hovis: Secretary Urchek read the Letter of Transmittal from the Zoning Commission: See attached

Chairman Trustee Hovis: Secretary Urchek read the Recommendation by the Zoning Commission for the MAP amendment : See attached

Taking of Testimony on the Map Amendment Zone Change

Trustee Chairman Hovis: Read the following:

Ladies and Gentlemen, the Board of Trustees will now take comments and testimony from the General public regarding the proposed zoning map amendment to the Township Zoning Resolution.

In order to receive Public Comment and testimony in an orderly fashion, the following procedure Will be followed:

- Anyone wishing to offer comment or testimony to the Trustees shall raise their hand and be recognized by the Chairman. Upon being recognized you will please approach the podium, state your name, and address for the record and then present your comments or testimony
- We ask that you keep you keep your comments and testimony concise, to the point and limited to two minutes so that all persons wishing to testify are afforded given the large audience we have this evening
- We will first take comments and testimony from proponents (those wishing to speak in favor) to the zone change first, then we will move on to the opponents (those wishing to speak against) the zone change last
- The board will then go into discussion

Notes: None

Trustee Chairman Hovis: At this time we will accept comments and testimony from proponents to the zone change. Please raise your hand and you will be recognized by the chairman.
Approach the podium and state your name and address

Testimony:

Melissa Grabowsky of 3479 Ivy Hill Circle Unit A

- She is in favor of changing any commercial property to a residential classification in the Ivy Hill Area
- Puzzled why the storage units were approved

Cheryl Lee Lewis 2832 Ivy Hill Circle Unit A

- Also puzzled by the storage unit approval
- Believes it will devalue their property and be ugly as it is in the entrance

Tim Armentrout of 2510 Ivy Hill Circle Unit C

- We purchased the property two years ago and thank you for considering the zone change to residential

Zoning Inspector Pizzulo:

- Clarified the parcel with the potential storage units is not in this group of parcels that we are considering. We are trying to prevent this from happening anywhere else.
- If the use meets the classification, there is nothing he can do
- The Township does not enforce easements

- In the sixties and seventies they would blanket zone areas like State Route 5 and State Route 46, so much property in depth (so many feet) was zoned commercial and it went all the way back to Ivy Hill Circle and that was the line

Notes: None

Trustee Chairman Hovis: At this time we will accept comments and testimony from opponents to the zone change. Please raise your hand and you will be recognized by the chairman. Approach the podium and state your name and address

Testimony: None

Notes: None

Trustee Chairman Hovis: At this time I will entertain discussion and comments from the members of the Board of Trustees. Does anyone have any questions to ask the comments and discussion they would like to make at this time?

Trustee McBride:

- Our hands were tied and the gentleman that owns the property is following the regulations
- He is a developer, and he found the parcel and bought it, the association let it go. He has rights as well

Trustee Hovis:

- It should have been done years ago but it wasn't, and we are here today to make things better for our residents

Notes: None

Trustee Chairman Hovis: At this time I will entertain a motion to ADOPT OR DENY the Recommendation from the Zoning Commission that APPROVED the Proposed Zone Change Map Amendment.

Who would like to make a motion?

193-22 Resolution to ADOPT the recommendation from the Zoning Commission that APPROVED the proposed Zone Change Map Amendment on the attached listed parcels in the Ivy Hill area currently zoned Commercial C-3 to Residential R-A

Motion: Trustee Morelli

Second: Trustee McBride

Vote: Trustee McBride YES Trustee Hovis YES Trustee Morelli YES

Taking of Testimony on the Text Amendment Zone Change

Trustee Chairman Hovis: At this time we will move on to the proposed TEXT amendments to the Zoning Resolution

Chairman Trustee Hovis: Secretary Urchek read the proposed zone change Text amendment
See attachment

Chairman Trustee Hovis: Secretary Urchek read the Letter of Recommendation from the Trumbull County Planning Commission: See attached

Chairman Trustee Hovis: Secretary Urchek read the Letter of Transmittal from the Zoning Commission: See attached

Chairman Trustee Hovis: Secretary Urchek read the Recommendation by the Zoning Commission for the Text amendment : See attached

Trustee Chairman Hovis: At this time we will accept comments and testimony from proponents to the Text Amendment. Please raise your hand and you will be recognized by the chairman. Approach the podium and state your name and address

Testimony: None

Notes: None

Trustee Chairman Hovis: At this time we will accept comments and testimony from opponents to the Text Amendment. Please raise your hand and you will be recognized by the chairman. Approach the podium and state your name and address

Testimony: None

Notes: None

Trustee Chairman Hovis: At this time I will entertain discussion and comments from the members of the Board of Trustees. Does anyone have any questions to ask the comments and discussion they would like to make at this time?

Trustee Morelli:

- Has questions and needs clarification on the multifamily buildings with five or more units shall include electrical Vehicle Charging Stations as at least 15% of the parking spaces and the word shall in section 10 to include an electric vehicle charging station for at least 10m% of the approved parking area
- The language is restrictive and instructive for new construction

The Trustees discussed with Inspector Pizzulo and Zoning Commission Chairman Richards the cost of installations and electricity. What circumstances property owners would be required to install the charging stations and who would pay for the electricity. Would existing property owners be required to install them and if someone purchased an existing business would they then be required to install them. Also discussed what types as in commercial or home installation.

Trustee McBride:

- Asked if anyone in the room had an electric vehicle and no one indicated they did

Trustee Hovis:

- If we deny this the commission can go back and look at it again if the trustees are not for it

Notes: The Trustees feel this language is a little aggressive and costly to businesses at this time and would like the Zoning Commission to go back and look at it for review for consideration of changing the language in some of the regulations and requirements. They can resubmit it to the Trustees if they wish to do so.

Trustee Chairman Hovis: At this time I will entertain a motion to ADOPT OR DENY the Recommendation from the Zoning Commission that APPROVED the Proposed Text Amendment.

Who would like to make a motion?

194-22 Resolution to DENY the recommendation from the Zoning Commission that APPROVED The proposed attached Text Amendment to the Zoning Resolution for Authorizing and Governing Plug-In Electric Vehicle Charging Stations and distributed Energy Production Devices, Solar Panels, Solar Collection Systems, Wind Turbines and Energy Systems.

Motion: Trustee Morelli
Second: Trustee McBride
Vote: Trustee McBride YES Trustee Hovis YES Trustee Morelli YES

195-22 Resolution to Adjourn the Hearing at 6:58.

Motion: Trustee McBride
Second: Trustee Morelli
Vote: Trustee McBride YES Trustee Hovis YES Trustee Morelli YES



 Chairman Trustee Michael J. Hovis

12/12/2022

 Date



 Vice Chairman Trustee Bob McBride

12-12-2022

 Date



 Trustee Michael Morelli

12/12/2022

 Date