

Brimfield Township Board of Trustees Public Hearing November 10, 2015

The Brimfield Township Board of Trustees met in a Public Hearing meeting on the above date at the Brimfield Town Hall. Present were Trustees, Sue Fields, C. J. Sprague, Jr., Mike Kostensky and Fiscal Officer John Dalziel.

The meeting was called to order at 5:45 PM by Chairman Mike Kostensky.

MOTION #2015-318

Mike Kostensky moved to approve the zoning amendment – section 510.02.D.1 Manufactured Homes as presented by Zoning. C. J. Sprague, Jr. second.

Section 510.02 Principal Buildings

D. Manufactured Homes and Modular Homes

1. All manufactured and modular homes shall be located on a permanent foundation in compliance with the ~~1992 CABO 1 and 2 Family Dwelling Code~~ **rules and the regulations per the Ohio Manufactured Homes Commission** and all Portage County Building Department Resolutions.

Mike Kostensky – yea
C.J. Sprague, Jr. – yea

Sue Fields - yea
Motion Passed

MOTION #2015-319

Mike Kostensky moved to approve the zoning amendment – section 600.08.G as presented by Zoning. C. J. Sprague, Jr. second.

Section 600.08 Shared Parking Facilities

~~G. The applicants also need to submit a written agreement between the parties to the arrangement with the application for a Zoning Certificate.~~

Mike Kostensky – yea
C.J. Sprague, Jr. – yea

Sue Fields - yea
Motion Passed

MOTION #2015-320

Mike Kostensky moved to approve the zoning amendment – section 510.03 as presented by Zoning. Sue Fields second.

Section 510.03 Regulations of Accessory Buildings and Structures

A. Except as otherwise specified in this Resolution, all lots shall be permitted a maximum of two accessory buildings or structures in association with a principal building provided that:

1. ~~The total maximum square footage of any and all accessory buildings shall not exceed twenty five (25%) percent of the property area located behind the principle dwelling. The bank (rear) foundation of the principle building being the starting point of “behind the principle building.” The total maximum square footage of any and all accessory buildings shall not exceed the living space square footage (basement square footage excluded) of the principle building. (11/27/2004) (#2004-427).~~

It shall not be located closer than fifteen (15) feet to any principal building and 10 feet from all other non-inhabitable buildings.

8. Additional requirements for accessory buildings and structures with any dimensions greater than ~~12 feet by 16 feet~~ **200** total square feet shall comply with the following requirements.

a. A Zoning Certificate is required.

b. The building or structure shall be placed on a permanent frost-free foundation.

9. Additional requirements for accessory buildings and structures with any dimensions equal to or less than ~~12 feet by 16 feet~~ **200** total square feet shall comply with the following requirements.

a. ~~A Zoning Certificate is required.~~ It shall not exceed twelve (12) feet in height.

- b. It shall be located in the rear yard area of a lot.
- c. It may be placed as close as five (5) feet from the property lines comprising the rear yard area, if it is for the residents use.

Mike Kostensky – yea
C.J. Sprague, Jr. – yea

Sue Fields - yea
Motion Passed

MOTION #2015-321

Mike Kostensky moved to approve the zoning amendment – section 550.00 as presented by Zoning. C. J. Sprague, Jr. second.

Section 550.00 Agricultural Uses

~~C. In a platted subdivision approved under Ohio Revised Code Sections 711.05, 711.09, 711.10, or in any area consisting of fifteen (15) or more lots approved under Ohio Revised Code Section 711.131 that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite of the same dedicated public road can be regulated.~~

In such areas, on lots comprised of five (5) acres or less, agriculture uses shall comply with the following requirements:

2. Animals

- a. On lots of **less than three (3) acres** normal household pets shall be permitted. All state, county, and local health and safety requirements must be followed and no nuisance be created for neighboring property owners or residents within the Township. This includes proper disposal of waste and control of odor and noise.
- b. On lots **of three (3) acres to five (5) acres shall comply with ORC Agriculture use.**
 - a. **Lots of three (3) to five (5) acres are not subject to agricultural exemptions.**

Mike Kostensky – yea
C.J. Sprague, Jr. – yea

Sue Fields - yea
Motion Passed

There being no further business to come before this meeting of the Brimfield Township Board of Trustees Mike Kostensky moved at 6:01 PM to adjourn. Motion seconded by C. J. Sprague, Jr. upon a roll call vote passed unanimously.

We, the Trustees of Brimfield Township, do hereby set our hands as approval of the foregoing minutes as a true and accurate record of the proceedings.

Chairman

Fiscal Officer