

BRIMFIELD TOWNSHIP ZONING COMMISSION

**BRIMFIELD TOWNSHIP ZONING COMMISSION**

**REGULAR PUBLIC MEETING**

**MINUTES of September 9, 2015 at 7:00 PM**

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent

**Present:** Chairman Ron Jones V.P. Gary Rodd Debbie Darlas

Alternates: Tom Sargent

**Absent:** William Kremer Terri Reed Nicholas Coia

**Staff Present:** Dick Messner, Zoning Inspector  
Wendi O’Neal, Assistant Zoning Inspector

**Public Present:** NONE

The Zoning Commission is called to order by Chairman **Ron Jones**, at 7:02 PM on Wednesday, September 9, 2015 at the Brimfield Township Town Hall.

Roll call:

**Darlas:** Here      **Jones:** Here      **Kremer:** Absent      **Reed:** Absent  
**Rodd:** Here      **Sargent:** Here      **Coia:** Absent

Alternate **Tom Sargent** reserves voting rights at the Thursday, September 9, 2015 Zoning Commission Meeting, in lieu of absent board members.

**MOTION #2015-040**

**Debbie Darlas** makes a motion to accept the Agenda with the amended addition of ‘Training Page’ before the Public Comments section of the agenda, seconded by **Tom Sargent**. Motion passes unanimously.

**MOTION #2015-041**

A motion is made by **Debbie Darlas** to table the minutes of the previous August 13, 2015 Brimfield Township Zoning Commission Regular Scheduled Meeting with the amended correction of the motion numbers, with a seconded from **Gary Rodd**. Motion passes unanimously.

**TRAINING PAGE:**

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Dick Messner, Zoning Inspector handed out a hypothetical subdivision calculation under the PRD section of the Zoning Resolution. Board members were asked to answer relative questions and to calculate the maximum amount of dwelling units possible in the scenario given.

**PUBLIC COMMENTS: NONE**

**OLD BUSINESS:**

- **Section 700.10.C. Illumination of Signs**

The **Board** decides to table Section 700.10.C Illumination of Signs for review of the entire section at a later date.

- **Section 550.00.C. Agriculture Uses**

The **Board** decided on the following for the final draft:

**Section 550.00.C. Agriculture Uses**

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

**550.00.C.2 Animals**

- a. On lots 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 the proper disposal of waste and control of odor and noise.
- b. On lots of three (3) to five (5) acres shall comply with ORC Agriculture use.
  1. Lots of three (3) to five (5) acres are not subject to agricultural exemptions.

**550.00.C.3. Shelter for Animals – no changes**

**550.00.C.4 Fencing for Animals – no changes**

- **Manufactured Homes Definition, Chapter 10**

Manufactured Homes: (See Factory Built Home)

Factory Building Housing:

1. Manufactured Home – ~~Any non-self-propelled vehicle transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, and which bears a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.~~ As stated in ORC 3781.06(4), ORC 3781.06(5), ORC 3781.06(6) (a, b, c, d, e)

- **P.O.D.S/Temporary – ‘shipping/storage containers’**

The **Board** decided to table this definition for further research for next month’s meeting.

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- **Temporary Pools / Portable Pool Definition**

The **Board** decided to dismiss both of the definitions requested.

**NEW BUSINESS:**

- **Send to Portage County Regional Planning**

- **Amendment One : Section 510.10 Swimming Pools:** 510.10.A.3 and 510.10.B.3

510.10.A.3

The swimming pool, or the entire property upon which it is located, shall be secured by a screen or glass enclosure, wall, fence or similar construction in such a manner as to prevent uncontrolled access, especially by children. The method used to secure the pool shall not be less than ~~six (6)~~ four (4) feet in height and shall be maintained in good condition with a gate and a self-latching lock.

510.10.B.3

The swimming pool, or the entire property upon which it is located, shall be secured by a screen or glass enclosure, wall, fence or similar construction in such a manner as to prevent uncontrolled access, especially by children. The method used to secure the pool shall not be less than ~~six (6)~~ four (4) feet in height and shall be maintained in good condition with a gate and a self-latching lock.

**MOTION #2015-042**

A motion was made by **Gary Rodd** to send Amendment One: Section 510.10.A.3 and Section 510.10.B.3 to the Portage County Regional Planning Commission for review and recommendations, and seconded by **Tom Sargent**. Motion Carries.

- **Amendment Two: Section 530.03 ‘shipping/storage’ containers**

Temporary buildings, **shipping/storage containers**, construction trailers, equipment, and material used in conjunction with construction work only may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. Storage of such facilities or equipment beyond the completion date of the project shall require a zoning permit authorized by the Zoning Inspector.

**MOTION #2015-043**

A motion was made by **Gary Rodd** to send Amendment Two: Section 530.03 to the Portage County Regional Planning Commission for review and recommendations, and seconded by **Debbie Darlas**. Motion Carries.

- **Amendment Three: Manufactured Homes, Chapter Ten**

Manufactured Homes: (See Factory Built Home)

Factory Building Housing:

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Manufactured Home – ~~Any non-self-propelled vehicle transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein, and which bears a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards.~~ As stated in ORC 3781.06(4), “Manufactured home” means a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with federal construction and safety standards established by the secretary of housing and urban development pursuant to the “Manufactured Housing Construction and Safety Standards Act of 1974,” 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and has a permanent label or tab affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards and as stated in ORC 3781.06(5), ORC 3781.06(6) (a, b, c, d, e).

**MOTION #2015-044**

A motion was made by **Tom Sargent** to send Amendment Three: Chapter Ten, Manufactured Homes, to the Portage County Regional Planning Commission for review and recommendations, and seconded by **Gary Rodd**. Motion Carries.

• **Set Public Hearing**

○ **Amendment One: Section 510.02. D.1. Manufactured 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 regulations per the Ohio Manufactured Homes Commission and all Portage County Building Department Resolutions.

○ **Amendment Two: Section 600.08.G Shared Parking**

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

○ **Amendment Three: Section 510.03 Accessory Buildings**

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 back (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 square footage (basement square footage excluded) of the principle building. (11/27/2004) (#2004-427).~~
8. Additional requirements for accessory buildings and structures with any dimensions greater than ~~12 feet by 16 feet~~ and/or **192 200** total square feet shall comply with the following requirements:
9. Additional requirements for accessory buildings and structures with any dimensions equal to or less than ~~12 feet by 16 feet~~ and/or **192 200** total square feet shall comply with the following requirements

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a. ~~A Zoning Certificate is required.~~

o **Amendment Four: Section 550.00.C. Agriculture Uses**

~~C. In a platted subdivision approved under Ohio Revised Code Sections 711.05, 711.09, or 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 side 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:

**550.00.C.2 Animals**

- a. On lots of less than ~~one (1)~~ **three (3)** acres normal house hold pets shall be permitted. ~~Animals being raised for recognized youth programs (i.e. 4-H, FFA) must not have a mature weight of over 20 pounds and the project must be for less than twenty four (24) months.~~ 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 the proper disposal of wastes and control of odor and noise.
- b. ~~On lots of one (1) acre up to five (5) acres (over five (5) acres is considered agriculture) including animal and poultry and husbandry shall be permitted provided care of the animals complies with all state, county and local health and safety requirements and the animals do not create a nuisance for neighboring property owners or residents with the Township. This includes the proper disposal of waste and control of odor and noise.~~ **On lots of three (3) to five (5) acres shall comply with standard agriculture use.**
  1. **Lots of three (3) to five (5) acres are not subject to agricultural exemptions.**

**MOTION #2015-045**

A motion was made by **Ron Jones** to set a **Public Hearing for 6:45 PM on Thursday, October 8, 2015** for the following amendments to the Brimfield Township Zoning Resolution: Amendment One: Section 510.02. D.1. Manufactured Homes, Amendment Two: Section 600.08.G Shared Parking, Amendment Three: Section 510.03 Accessory Buildings, and Amendment Four: Section 550.00.C. Agriculture Uses, seconded by **Gary Rodd**. Motion passes unanimously.

**GOOD OF THE ORDER:**

None

**SET NEXT MEETING:**

Thursday, October 8, 2015 at 7:00 PM is the next set scheduled meeting at the Township Town Hall.

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**MOTION #2015-046**

A motion was made by **Debbie Darlas** to adjourn the September 9, 2015 at 9:00 PM, seconded by **Gary Rodd**. Motion passes unanimously.

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Chairman Ron Jones

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Vice Chair Gary Rodd

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Debbie Darlas

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William Kremer

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Terri Reed

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Secretary Wendi O'Neal

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Alternate Tom Sargent

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Alternate Nicholas Coia