RECORD OF PROCEEDINGS

Minutes of Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

BRIMFIELD TOWNSHIP ZONING COMMISSION

Held 20

BRIMFIELD TOWNSHIP ZONING COMMISSION

REGULAR PUBLIC MEETING

MINUTES of November 12, 2015 at 7:00 PM

Brimfield Town Hall Meeting Room – 1333 Tallmadge Road, Kent

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

William Kremer Alternates: Nicholas Coia

Absent: Terri Reed Tom Sargent

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 Thursday, November 12, 2015 at the Brimfield Township Town Hall.

Roll call:

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

Alternate **Nicholas Coia** reserves voting rights, in lieu of absent board members.

MOTION #2015-053

William Kremer makes a motion to accept the Agenda as presented and was seconded by **Debbie Darlas**. Motion passes unanimously.

MOTION #2015-054

A motion is made by **Debbie Darlas** to table the minutes of the previous August 13, 2015, September 9, 2015, Public Hearing October 8, 2015 and October 8, 2015 Brimfield Township Zoning Commission Regular Scheduled Meeting, with a seconded from **William Kremer**. Motion passes unanimously.

PUBLIC COMMENTS: NONE

OLD BUSINESS:

Wendi O'Neal reviews the recommendations and comments that were given to the Board in response to the last three amendments.

- **Review Portage County Regional Planning Commission Comments and Recommendations:**

  - **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.

Regional Planning Staff Comment:
It appears they are reducing the minimum height from six (6) to four (4) as an option for homeowners.
Staff Recommendation: Staff would recommend approval.

- **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.

Regional Planning Staff Comment:
Shipping and storage containers are becoming a problem throughout the county. People are using them for storage and leaving them on site. They are generally not attractive and should either be regulated by area requirements (size of structure) or as a temporary use with a limited time frame. In this case Brimfield is addressing this issue by limiting the time they can be on the property. Brimfield Township is treating them as temporary construction trailers and not a permanent accessory structure.
Staff Recommendation: Staff would recommend approval as submitted.

- **Amendment Three: Manufactured Homes, Chapter Ten**
  Manufactured Homes: (See Factory Built Home)
  Factory Building Housing:

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) *as amended.***

Regional Planning Staff Comment:
Brimfield Township is updating their definition of Manufactured home to be consistent with ORC 3781.06(4-6). We think following the ORC definition will keep them in compliance with what a manufactured home is per the ORC definition. However, we would add "as amended" to the end of the revised definition, because the ORC is often amended and this will keep the definition current in the event that it is amended.
Staff Recommendation: Staff would recommend approval with the minor "as amended" clause.

MOTION #2015-055

A motion was made by **William Kremer** to set a **Public Hearing for 6:45 PM on Thursday, December 10, 2015** for the following amendments to the Brimfield Township Zoning Resolution: Amendment One: Section 510.10.A.3 & 510.10.B.3; Swimming Pools, Amendment Two: Section 530.03; Shipping/storage containers, Amendment Three: Chapter Ten Definitions: Manufactured Homes with the recommendations from the Portage County Regional Planning Commission, seconded by **Gary Rodd**. Motion passes unanimously.

RECORD OF PROCEEDINGS

Minutes of Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

BRIMFIELD TOWNSHIP ZONING COMMISSION

Held _____ 20_____

NEW BUSINESS:

GOOD OF THE ORDER:

Debbie Darlas discussed the history of the Heavy Industrial District that entails the north eastern corner of Sunnybrook Rd. and Old Forge Rd. She wanted to know the process of changing her property and a few others in the area from Heavy Industrial to residential. Tom Sargent is having a hard time refinancing because of the heavy industrial label on his residential property.

Dick Messner informed her that the process would be an amendment application for a rezone, plus because of the Brimfield Tallmadge JEDD contract, the B-T JEDD Board, City Council and the Township Trustees would have to agree for the change.

SET NEXT MEETING:

Thursday, December 10, 2015 at 7:00 PM is the next set scheduled meeting at the Township Town Hall.

MOTION #2015-056

A motion was made by **William Kremer** to adjourn the November 12, 2015 at 8:00 PM, seconded by **Gary Rodd**. Motion passes unanimously.

X _____
Chairman Ron Jones

X _____
Vice Chair Gary Rodd

X _____
Debbie Darlas

X _____
William Kremer

_____
Terri Reed

_____
Secretary Wendi O'Neal

_____
Alternate Tom Sargent

X _____
Alternate Nicholas Coia

~~Deleted~~ – **Added**