

BRIMFIELD TOWNSHIP ZONING COMMISSION

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PUBLIC MEETING

MINUTES of March 14, 2019 at 7:00 PM

Brimfield Town Hall Community Room – 1333 Tallmadge Road, Brimfield, Ohio 44240

Present: Chairman Ron Jones V.P. William Kremer Debbie Darlas
Thomas Johnson Tom Sargent

Alternates: Pat Blair Seth Hahlen

Absent:

Staff: Michael Hlad, Zoning Inspector

The Zoning Commission is called to order by, at 7:00 PM on **Thursday, March 14, 2019** at the Brimfield Township Town Hall.

Roll call:

Darlas: Here **Johnson:** Here **Jones:** Here **Kremer:** Here
Sargent: Here **Blair:** Here **Hahlen:** Here

MOTION #2019-09

Tom Sargent made a motion to accept the agenda as presented and was seconded by **Thomas Johnson**. The motion passed unanimously.

- **WORK SESSION:**

- **Small Cell 5G**

The Board discussed the updated technology that is coming out for cell towers that allows for faster speeds and the use of smaller towers. The new small cell units can attach to existing light and telephone poles and could be installed every two to four hundred feet on existing poles along Route 43. Mr. Hlad will be researching the matter to see if controls can be put in place for the Township.

- **Medical Marijuana Distribution District/ Medical Marijuana Manufacturing District**

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Mr. Hlad explained that the Trustees are looking for a recommendation from the Zoning Commission regarding the creation of a Medical Marijuana Distribution or Manufacturing District in preparation for future interest in the Township. He asked the board to consider which district a business of this nature would fit best in and suggested either H-I or L-I. A license from the State of Ohio would be required and the facility would be entirely indoors and secured. They discussed that businesses of this nature would basically be considered a pharmacy. The board was against such businesses locating in residential areas and agreed to have Mr. Hlad prepare language pertaining to the industrial areas. The proposed language and further discussion will continue at a later date.

○ **Garbage Recycling in H-I Districts or Transfer Station**

It was brought to the attention of Mike Hlad that a recycling and transfer station in the Township may attempt to bring trash to their site soon. The Board discussed complaints they have received from residents under the current operations and do not want to exacerbate the situation. The Township would like the property to remain a recycling and transfer station, but they do not want trash being brought in. Mr. Hlad will prepare a text amendment that will reflect the prohibition of garbage recycling and will be voted on at the next meeting.

○ **Combining Zoning Districts – Todd Peetz**

The members discussed the elimination of several zoning districts that was proposed by Todd Peetz. They felt the current districts overly complicated matters and that additional controls could be placed within the subtext for the remaining districts. Mr. Peetz will work on reducing the total number of districts and return at a later date.

○ **Mobile Food Vendors - Regulations**

The members discussed the current food vendor operating within the Township and their concerns that allowing one will bring additional vendors. It was agreed that guidelines need to be in place for future vendors. The major concerns were impeding traffic flow, confirm approval by the Health Department and local property owner(s), permitted time frame, and total number allowed on a lot.

SET NEXT MEETING:

Thursday, April 11, 2019 at 7:00 pm is the next regularly scheduled meeting at the Brimfield Township Town Hall.

MOTION #2019-10

A motion was made by **Debbie Darlas** to adjourn the meeting, seconded by **Thomas Johnson**. The motion passed unanimously.

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Chairman Ron Jones

Vice Chair William Kremer

Debbie Darlas

Thomas Johnson

Tom Sargent

Zoning Inspector Michael Hlad

Alternate Patrick Blair

Alternate Seth Hahlen