

BRIMFIELD TOWNSHIP ZONING COMMISSION

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PUBLIC MEETING

MINUTES of April 11, 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
Tom Sargent

Alternates: Pat Blair Seth Hahlen

Absent: Tom Johnson

Staff: Michael Hlad, Zoning Inspector and Jendy Miller, Zoning Clerk

The Zoning Commission is called to order by, at 7:00 PM on **Thursday, April 11, 2019** at the Brimfield Township Town Hall.

Roll call:

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

MOTION #2019-11

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

- **WORK SESSION:**
 - **Small Cell 5G**

Mr. Hlad explained that after researching the matter, he found that Townships cannot regulate these utilities other than issuing a road opening permit for work in the right of way. The Road Superintendent currently issues road opening permits and there is nothing they can enforce from a zoning standpoint.

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

Mr. Hlad proposed a text amendment to include medical marijuana distribution within the General Commercial District as a conditionally permitted use. He would like the matter to move forward to Regional Planning. The board discussed asked how the 1,000-foot requirement being proposed will be determined and Mr. Hlad explained they will measure from each property line, not the building itself.

MOTION #2019-12

William Kremer made a motion to adopt the proposed text amendment to allow for medical marijuana distribution as a conditionally permitted use within the General Commercial District and to allow for medical marijuana manufacturing as a conditionally permitted use within the Light and Heavy Industrial Districts. His motion was seconded by **Tom Sargent**. The motion passed unanimously and the amendment will be forwarded to Regional Planning.

- **Mobile Food Vendors - Regulations**

Mr. Hlad suggested issuing renewable licenses every six months. The Fire Department and Police Department would approve the location and operation and then it would be forwarded to Zoning for their approval. The board discussed limiting the permitted districts to avoid them being in residential areas, requiring a certain number of parking spaces and greenspace, ingress and egress, and limiting the total number of licenses they will issue.

MOTION #2019-13

William Kremer made a motion to adopt the language for temporary use permits in the Town Center and Commercial Districts. Each permit will be issued for six months and the fee will be \$100. His motion was seconded by **Tom Sargent**. The motion passed unanimously and the amendment will be forwarded to Regional Planning.

- **Combining Zoning Districts – Todd Peetz**

Mr. Todd Peetz was present to discuss his proposal to reduce the current number of zoning districts. He proposed going from fourteen zoning districts to ten, where some will be blended into similar districts. In his proposal, the OR and IC districts will be removed completely. The board discussed grandfathering certain properties versus amending the proposed language to be less restrictive in order to reduce the number of grandfathered, nonconforming lots. Mr. Peetz will update the text based on this discussion and present it at the next meeting. The board plans to continue to tweak the text until they are prepared to hold a public hearing.

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SET NEXT MEETING:

Thursday, May 9, 2019 at 7:00 pm is the next regularly scheduled meeting at the
Brimfield Township Town Hall.

MOTION #2019-14

A motion was made by **Tom Sargent** to adjourn the meeting, seconded by **William
Kremer**. The motion passed unanimously.

Chairman Ron Jones

Vice Chair William Kremer

Debbie Darlas

Thomas Johnson

Tom Sargent

Zoning Inspector Michael Hlad

Alternate Patrick Blair

Alternate Seth Hahlen