

BRIMFIELD TOWNSHIP ZONING COMMISSION

MEETING MINUTES of June 10, 2021

Virtual Meeting via Zoom due to COVID-19 Guidelines – 7:00 pm

Present: Chairman Ron Jones, Tom Johnson, Debbie Darlas, Tom Sargent, Patrick Blair

Alternates: Kolette Wolosznek

Absent: Seth Hahlen,

Staff: Michael Hlad, Economic Development Director and Zoning Inspector, and
Lauren Coffman, Zoning Secretary

CALL TO ORDER:

The Brimfield Township Zoning Commission meeting was called to order at 7:00 PM on **Thursday, June 10, 2021.**

Roll Call:

Jones: Absent **Johnson:** Here **Darlas:** Here

Sargent: Here **Blair:** Here **Wolosznek:** Here **Hahlen:** Absent

MOTION #2021-19

Tom Sargent made a motion to accept the agenda. The motion was seconded by **Debbie Darlas**. All members were in favor. Motion passed.

Mr. Johnson stated that the evenings work session would surround the proposed changes to the sub sections of the Zoning Resolution. Mr. Johnson asked Mr. Hlad for a summary.

Mr. Hlad explained that the Trustees as well as the Economic Development Department would like to change the uses not covered to come before the Board of Zoning Appeals sections within the Zoning Resolution. Several projects have tried to come in under the uses not covered section in various locations within the township throughout the last 3 years. To his knowledge, none or just one of the proposed sites coming in under the section were approved by the board. The point of the meeting is to lock in the districts for their specific uses within their listed uses that the Zoning Commission had set years ago. The Economic Development Department does not like to see unintended uses for the set districts coming in, for example adult uses or things of the sort coming in within any district under the uses not covered section. The language change has been presented to the Board of Trustees, who are in favor of the change. Mr. Peetz suggested instead of changing the language, to eliminate the sections that allow for uses not covered to come before the board within those zoning districts. Mr. Hlad is in agreeance with Mr. Peetz. If the use is allowed within the district in question, then it is allowed. If there is a use that the board comes

across that is not listed in the book, the Zoning Commission can add that use to the Zoning Resolution within the specific district.

Mr. Johnson asked where the uses not covered sections were listed.

Mr. Hlad stated that the sections that are listed on the agenda are where it appears in the resolution.

Mr. Johnson asked everyone to look at the sections within their own book and questioned if a motion was needed for each individual section.

Mr. Hlad stated that the board would refer it over to the Regional Planning Commission for review and that one single motion for all the sections listed on the evening's agenda would suffice because they will review all the sections in question, give the board their thoughts and comments and send it back to this board for a vote.

Mr. Johnson asked for comments from the board on revising the sections in question. He stated that he was curious as to the original intent of the sections, whether it was to make each district a little more available with the language or whether it was a catch all to evaluate each particular use coming into the district.

Mr. Hlad stated that he was unaware of what the past intent was, and Mr. Peetz explained to him that that no one else in the county has this in their zoning resolution. The language defeats the purpose of zoning if you can have any business come in at any time under any district. Every section on the agenda is where the language comes across in both permitted and conditionally permitted uses.

Mrs. Wolosznek asked about a provision for how to handle non permitted uses within districts in Brimfield.

Mr. Hlad stated that if there is a use that is a new, and not in the book at all, that it would come to the Zoning Commission and add the use to the district the commission sees fit. Mr. Hlad felt confident that retail, and commercial uses are generally covered within the districts. The business would have to be unique to not be listed within the resolution.

Mr. Johnson stated that a motion was needed to send the revisions to Regional Planning.

MOTION #2021-20

Patrick Blair made a motion to send the sections listed on the agenda, and include all chapters listed in the zoning code that contain the phrase in question to Regional Planning for review. **Tom Sargent** seconded his motion. All members were in favor. Motion passed.

Mr. Johnson asked if any members had anything for the Good of The Order.

Mr. Johnson stated that the setting of the Public Meeting date would be postponed to allow regional planning to give the board a ruling on the motion that was approved earlier in the evening.

SET NEXT MEETING:

Thursday, July 8th, 2021 at 7:00 PM is the next regularly scheduled meeting at the
Brimfield Community Center on Edson Rd.

MOTION #2021-21

Debbie Darlas made a motion to adjourn which was seconded by **Patrick Blair**. All
members were in favor, motion passed. Meeting adjourned.

Chairman Ron Jones

Vice Chair Tom Johnson

Patrick Blair

Debbie Darlas

Tom Sargent

Zoning Inspector Michael Hlad

Alternate Seth Hahlen

Alternate Kolette Woloszek