

BRIMFIELD TOWNSHIP ZONING COMMISSION

MEETING MINUTES of May 13, 2021

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

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

Alternates: Seth Hahlen

Absent: Patrick Blair Kolette Wolosznek

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, May 13, 2021.**

Roll Call:

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

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

MOTION #2021-14

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

MOTION #2021-15

Debbie Darlas made a motion to accept the minutes as presented. The motion was seconded by **Ron Jones**. All members were in favor. Motion passed.

Mr. Jones opened the meeting and gave the floor to Mr. Hlad.

Mr. Hlad explained that the meeting was the final step to review the Comprehensive Land Use Plan and vote on whether to send the version discussed to the Trustees for final approval.

Mr. Peetz outlined the final draft version of the 2050 Comprehensive Land Use Plan with the board members. Followed by a general discussion about the land use interactive maps, final changes, implementation, and land use for the Township.

Mr. Jones stated that he thought the plan looks good and congratulated him on his accomplishment.

Mr. Peetz talked about a county wide comp plan and surrounding towns land use plans. He stated that he would like the county, as a whole, to work together to better the community.

Mr. Jones asked for any comments from the board and stated that he would like to move forward and send this version to the Trustees.

Mr. Hlad stated that the Trustees are ready to review the plan.

Mr. Sargent stated that the document is a living document and any changes that are needed can be made in the future.

Mr. Weise voiced his concerns over what the Schipper Group property was labeled in the future land use map in the plan.

Mr. Peetz explained that his property was still labeled as I-C in the land use plan and that the future land use map is a general guide for future development. The future land use map is a generalized township map without specific zoning districts. The board is not calling for a land use change for the property in question.

Mr. Jones stated that the property is currently zoned I-C and the property in front of the school is zoned T-C. The trustees would have to come to the board if they intended to change the land use for the property in question.

Mr. Peetz explained that the future land use map is a guide for what they would eventually like to see for the same general use within the area.

Mr. Jones explained that if the Schipper Group wanted to propose a zoning change they would need to come before the board for the official property.

A general discussion about the reasoning behind the future land use plan and the Schipper Groups concerns ensued between Mr. Peetz, Mr. Hlad, Mr. Jones, Mr. Johnson and Mr. Weise.

Mr. Jones suggested changing the block color for the Schipper Group property on the future land use map.

MOTION #2021-16

Tom Sargent made a motion to change the color block for the Schipper Group Property on the future land use map to be separate from the T-C color block. **Ron Jones** seconded his motion. All members were in favor. Motion passed.

Mr. Jones stated that if Mr. Weise wishes to change the zoning of the property, he should bring it to the board for consideration.

MOTION #2021-17

Debbie Darlas made a motion to send the final draft with the proposed amendments from Regional Planning to the Board of Trustees for review. **Tom Johnson** seconded her motion. All members were in favor. Motion passed.

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

Mr. Johnson stated that First Energy is installing new telephone poles for the new sub-division. First Energy is approaching residents asking to place a 15 ft. easement onto the homeowner's

property for the new telephone poles. Mr. Johnson voiced his concerns over the increased power lines and issues with the Energy Company.

SET NEXT MEETING:

Thursday, June 10th, 2021 at 7:00 PM is the next regularly scheduled meeting via Zoom via COVID-19 guidelines.

MOTION #2021-18

Tom Sargent made a motion to adjourn which was seconded by **Seth Hahlen**. 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