

ZONING COMMISSION/ZONING RESOLUTION UPDATE MEETING

Work Session

July 14, 2011

Version I

Approved 8-4-11

Members present: Co-Chairman, Richard Bradner, Ed Mazak, Tim Franklin, Joy Kosiewicz, Jeff Kerr, Linda Hastings, Paula Dubaniewicz, Jason Boltz, Robert Konstand, Trustee Goodrich, Zoning/Administrator Bill Funk and Recording Secretary Martha Ferch. Tom Kelley, Steve Bell, Carol Franklin and Michael Mack were excused.

Zoning Commission housekeeping: Defer approvals of minutes and zoning report for next meeting. Trustee Goodrich would like to make a recommendation that Jeff Kerr be appointed to the Board of Zoning Appeals to replace Jim King and she introduced Scott Meyer and he would be appointed as an alternate to the Zoning Commission.

Co-Chairman, Mr. Bradner turned the meeting over to Wendy Moeller of Compass Point. She went over the scheduling of next meetings and Articles to review and some of the meetings she will be on Skype and Bill Funk will conduct them. Module 2 was reviewed as follows and the goal for tonight is to get through Article IV and V:

Article IV – Highlights

- Section 401 – Revised establishment of the Residential and Business Zoning Districts. Mixed Use Zoning Districts for H-MU, Hamlet Mixed Use District and CM-MU Cleveland-Massillon Mixed use District have been added. Most of this article remained the same except for Sec. 404 – Vacation of Public Ways was revised. Do we want to distinguish these districts more? Yes, expand on this description for the districts.

Article V - Highlights

- Section 501 – Purpose Statements for Base Zoning Districts has been updated to incorporate language from the Comprehensive Plan. Lot sizes have been taken out and will be mentioned later.
- Section 501-I – H-MU districts small scale developments that reflect Bath’s historic character and the intent is to preserve and enhance these districts.
- Section 501-J – CM-MU – include green space as one of its intentions.
- Sec. 502-A-1-A – Allows for one principal building at maximum square feet of 3,000 footprint area.
- Sec. 502-A-1-B – Allows for multiple principle buildings. Where does the H-MU and CM-MU fit in with these two categories? Discussed possible changes to expand language to these two sections.
- Sec. 502-A-2 – Required frontage – need to discuss this section further. Bond has to be shown by developer to make sure road will be built and change “Board of Trustees” to Zoning. Should we include dedicated recorded plats?
- Section 502-B-3-A – PS with standards to be reviewed by ARC.
- Section 502-A-4 – Prohibited uses: Include noise & light for fire works on private property as a temporary use? Local Fire Department to be notified and notice to neighbors of fireworks display. Junk vehicles – this is a nuisance and language is in the ORC code also, it should be cross referenced in zoning. Include “Internet Cafes”. Change “uses” to “activities” in first sentence.
- Table 502-1 Permitted Use Table – Research “Adult family homes” further. It can house up to five persons. Look at language further – Define more clearly.
- Prohibit “Internet Cafés” and if not listed it’s prohibited.

- Change Conventional subdivisions to 20 acres and take out “and over”. Specify standards for Conventional and Open Space subdivisions.
- Keep as much Conditional Uses, especially for Oil & Gas operations and Gasoline Stations.
- Restaurants are Conditional Uses in the B Districts – All go to ARC then BZA.
- Adult Family homes under five people permitted in all R Districts but will be looked at closer.
- Adult Family homes over five people is Conditional in the R-4 only – need to see if it should be in other districts.
- Congregate housing older adults, convalescent homes for rehab, homes for the aged combine it and get a better definitions for them.
- Add Hospitals, urgent care facilities and also add “in and out patients”.
- Conventional sub-divisions under 20 acres change to Conditional. Conventional and Open Space sub-divisions for site reviews should all be reviewed by the ARC. Make it clearer in the new resolution for vegetation retention of vegetation, size of trees to be planted, etc.
- Attached dwellings add R-3 district also as a Conditional Use.
- Encourage more density type housing locations for older adults in R-3 and R-4. Define it clearly in the architectural standards. This is allowed in the overlay district but without sewers it could be a problem.
- Dwellings on lots of record include Conditional Use for B-1 and CM-HU districts which also has mixed uses such as business and residential within the same dwelling.
- Permanently sited manufactured homes, keep the 1000 square foot limit and take it to ARC with subject to Summit County Building Standards.
- Churches are conditional uses in residential areas and the hamlets and any new church is to be located on major roads. Limit the non-assembly areas such as auxiliary uses.
- **See attached charts that were reviewed with revisions highlighted.**

The rest of the article is same as existing. – Next session members will receive third set of articles. It was moved to have next meeting on Thursday, August 4, 2011 at 6:30 PM.

Mr. Mazak moved to adjourn meeting at 9:25 PM. Mr. Kerr seconded.

Respectfully submitted,

Martha M. Ferch
Zoning Commission Recording Secretary