

ZONING COMMISSION/ZONING RESOLUTION UPDATE MEETING

Work Session

May 5, 2011

Version I

Approved 6/2/11

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

Zoning Commission housekeeping:

Chairman wanted the record to show that the committees are deeply saddened by the passing of Bruce McMakin and he worked very hard for the committee and the township and he will be missed greatly by this Board and the community.

Mr. Jeff Kerr was introduced as the new alternate to the Zoning Commission. He is a landscape architect and works for Floyd Brown Group, chaired the Friends of Yellow Creek and involved with many environment and community activities.

Minutes for April 7, 2011 was moved to be approved by Mrs. Kosiewicz and seconded by Mr. Mazak. Minutes approved unanimously.

April Zoning Report was presented by Zoning Inspector: Zoning Department issued 9 zoning permits. Board of Zoning Appeals heard a reduction for a front yard location of an accessory structure and a Conditional Use approval for update of the Bath Township Ira Road Facility. Appearance Review Commission reviewed a new monument sign at 201 N. Cleveland-Massillon Road, an addition to Old Trail School and the Township's recycling bin to be located at the Bath School parking lot. Zoning Commission started their first meeting with Consultant, Wendy Moeller for update of the Zoning Resolution.

Chairman turned the meeting over to Wendy Moeller of Compass Point. Mrs. Moeller gave a summary diagnosis for the zoning resolution update:

Part A – Outlined the major themes for improvement:

- 1) Total reorganization and reformatting of the Zoning Resolution.
 - present topics in a more logical and structural flow of regulations
 - improve referencing with table of contents, indexes, headers and footers
 - illustrate key concepts with tables, flowcharts and graphics (there will be a provision when there is a conflict with the graphics the text will always rules. Charts are used as established procedures)
 - eliminate submittal requirements from the resolution and have a separate checklist in a manual outside of the resolution

Comments: new resolution will be set up similar to the Springfield's resolution; pages of this resolution was shown on screen which follows the above reformatting and reorganization. There will be a breakout of some of the standards such as architectural, landscaping, open space, parking and sign standards and now they will be all in these sections. Illustrations will be used where it's appropriate. There will be a checklist of submitted requirements separate from the resolution.

- 2) Implement the Comprehensive Plan recommendations:
 - development standards for Open Space residential development to protect the natural resources and maintain the rural character of the township
 - address storm water mitigation standards to further protect natural resources of storm water run off, allow rain barrels (size limitations) without a zoning certificate, rain gardens and other examples
 - strengthen standards for natural resources such as riparian and steep slopes use a density requirement, protection of tree canopy
 - develop standards for two Hamlets districts – Hammond Corners and Ghent, making it beneficial to the businesses there and eliminate some of the non-conforming uses, tailor the landscaping and buffer requirements for them without getting a variance, also tailor their signage to the specific business. Develop the Hamlet boundaries. Special architectural standards to apply for scale of buildings and setbacks.
 - establish rural development standards for Heritage Corridors to protect community values and interest
 - design guidelines for Rt. 18 – improve standards for parking, landscaping and signage – we will have discussion with the businesses on our approach
 - standards for residential district of Rt. 18 to develop a planned overlay district for this area only if applying for a higher density development as an option to the property owner and reviewed by the Zoning Commission and Trustees who will have the final decision.
 - develop a new land use category for the Cleveland-Massillon mixed use district for two of the gateways after you take out the Hamlets and uses currently in the B-1 districts.
- 3) Clarify roles and procedures of boards and department
 - procedures will be consolidated in one article
 - modify site plan review to incorporate ORC changes
 - clarify existing procedures for all zoning procedures in a new Article and incorporate a distinct set of review criteria for each procedure
 - add transitional regulations for pending applications, recent approvals and outstanding violations under the current regulations at that time
 - improve the steps in review procedures and make sure applications are complete for further processing steps
- 4) Restructure the District and use Regulations
 - adding the four new districts
 - consolidate existing use regulations
 - clarifying accessory and temporary use standards such as home occupations and residential homes used for offices, consolidate them in their own article and supplement them with new provisions for solar and wind energy
- 5) Strengthen the existing development standards, incorporate sustainable development standards and clarify rules of measurements
 - address issues related to outdoor storage, sales and outdoor cafes
 - a range of options should be considered for off street parking standards especially in the hamlet areas, also consider land banking of parking to maintain more green space

- township can now include addition of architectural standards with recent changes to the ORC which can enhance building details and general appearance of non-residential buildings
- incorporate stronger buffering standards between residential districts, smaller scale developments in the hamlets and the larger scale development found in Montrose for screening their mechanicals
- update the signage regulations with the new signage technology such as LED and electronic message signs; clarify on site versus off site signage; commercial versus non-commercial speech and temporary signage versus permanent signage, need to make clear distinctions between these two, also multi-tenant signs needs to be addressed and temporary free speech and political signs
- can we regulate holiday displays as signs or blow up figures as signs? Zoning members should make a list of issues they have with signage for consultant
- update sustainable development for reduction of energy use that would allow solar and wind energy developments for residential and business
- include the addition of sidewalk and bicycle lanes to reduce the dependency of automobiles
- allow the development of community gardens and farmers markets in certain districts, hamlets or on township properties where more control can be exerted
- clarification of rules of measurements by the use of graphics

Part B – Detailed review of the existing Bath Zoning Resolution – non-conforming commercial uses if they are destroyed you might not want them to allow to rebuild but residential uses you can be a little more lenient. see outline from Wendy

Part C – Proposed outline of the updated Bath Township Zoning Resolution – next meeting the first three revised articles will be presented and changes will be highlighted and show where it is referenced. Consultant will get these changes to members two weeks before next meeting.

Mr. Bradner moved to adjourn meeting. Next meeting June 2, 2011.

Respectfully submitted,

Martha M. Ferch
Zoning Commission Recording Secretary