

BAZETTA TOWNSHIP TRUSTEES ZONING HEARING MINUTES

Date: January 12, 2010 at 5:00pm
Bazetta Township Administration Building
3372 State Route 5 NE
Cortland, Ohio 44410

Meeting called to order at 5:02pm.

Present:

Presiding Trustee Paul Hovis
Trustee Frank Parke
Trustee Don Urchek
Fiscal Officer Rita K. Drew

Introduction:

This public hearing is being held pursuant to Ohio Revised Code Section 519.12 for the purpose of receiving public comment and testimony regarding proposed amendments to the zoning resolution of Bazetta Township.

Reading of Notice of Public Hearing:

Fiscal Officer Drew read the press release that had been posted on the township website and published in the Tribune Chronicle.

Reading of Proposed Zoning Amendment:

Trustee Hovis read the recommendation on the proposed zoning amendments.

Reading of Trumbull County Planning Commission Recommendation:

Trustee Hovis read Resolution #11-2009-64 recommending the approval of the zoning amendments.

Reading of Bazetta Township Zoning Commission Recommendation:

Trustee Hovis read Resolution #09-11-001 recommending the approval of the zoning amendments.

Taking of Testimony:

Trustee Hovis read the taking of testimony statement.

Testimony of Petitioner:

None.

Testimony of Residents/Public:

None.

Comment by the Trustees:

- Trustee Urchek stated that he believed a 6 square foot sign seems small
 - Ted Webb, Chairman of the Zoning Commission, reminded the Trustees that these signs are going into residential districts and they are trying to keep the sign no larger than a real estate agent's for sale sign
- Trustee Urchek restated his belief that the sign should be larger, perhaps 9 or 13 square feet
 - Ted Webb stated that neither the signage holder nor the structure supporting the sign is part of the sign
 - He further stated that neither of these is considered part of the sign
 - He repeated his previous statement that these signs are going into a residential area

- Trustee Hovis asked if there was anything else Ted Webb would like to report
 - Ted Webb stated that the Zoning Commission was concerned that the zoning resolution may be discriminatory toward churches in R-1 districts
 - He further stated that he spoke with Atty. Finamore and used other townships as a guide regarding this issue
 - He further stated that the Zoning Commission is trying to not be discriminatory, but rather to maintain some control over churches in R-1 districts
- Atty. Finamore reminded everyone of the article, which focused on zoning issues with respect to churches in an R-1 district, that he had discussed in a prior meeting
- Ted Webb stated that the other item was just a matter of housekeeping because the Ohio Revised Code language had changed and the Zoning Commission is just bringing us in line with state law

A motion was made by Trustee Parke and seconded by Trustee Urchek to pass Board Resolution **016-10** to approve the recommendation of the Planning Zoning Commission to approve the proposed zoning amendment listed below.

Page 64, Section 24: AMENDMENTS – (continued) in the third to last paragraph, last sentence, the word “unanimous” to be changed to “majority” as specified in the Ohio Revised Code and shall read:

In the event the Board of Trustees denies or modifies the recommendation of the Township Zoning Commission, the majority vote of the Board of Trustees shall be required.

Vote:

Paul Hovis	Yes
Frank Parke	Yes
Don Urchek	Yes

A motion was made by Trustee Urchek and seconded by Trustee Parke to pass Board Resolution **017-10** to approve the recommendation of the Zoning Commission to approve the proposed zoning amendment listed below.

Page 4, Section 4: CLASSIFICATION OF USES, the following is to be added immediately following #5:

Conditional Certificates:

The following permitted uses require a Conditional Zoning Certificate granted by the Bazetta Township Board of Zoning Appeals, in accordance with Section 4-2 of these Resolutions and subject to the requirements as defined within these Resolutions.

- 1.) *Church and or Church School and or other places of worship and that such church or church school and or other places of worship shall have a minimum requirement of one (1) acre lot and not more than three (3) acre lot: and, further provided that said church and or church school and or other places of worship shall have a minimum side yard clearance on each side of said building of not less than fifty percent (50%) of the distance constituting the frontage of the structure.*

Vote:

Paul Hovis	Yes
Frank Parke	Yes
Don Urchek	Yes

A motion was made by Trustee Urchek and seconded by Trustee Parke to pass Board Resolution **018-10** to approve the recommendation of the Zoning Commission to approve the proposed zoning amendment listed below.

Page 35, Section 7, 1, the following shall be added:

D. Where Conditional Zoning Certificates have been granted in Residential 1 (R-1) and Residential 2 (R-2) Districts, Signs not to exceed six (6) square feet.

Vote:

Paul Hovis	Yes
Frank Parke	Yes
Don Urchek	Yes

A motion was made by Trustee Urchek and seconded by Trustee Parke to pass Board Resolution **019-10** to adjourn the meeting at 5:15pm.

Vote:

Paul Hovis	Yes
Frank Parke	Yes
Don Urchek	Yes

_____ Dated: _____
Attested by: Fiscal Officer Rita K. Drew

_____ Dated: _____
Approved by: Chairman Trustee Paul Hovis