

Franklin Township, Portage County  
Zoning Commission Hearing  
May 15, 2025

**MEMBERS PRESENT:** Beth Geist, Glenn Luttner, Greg Huck, Scott Stiegemeier, and Travis Copen.

**OTHERS PRESENT:** Zoning Inspector Joe Ciccozzi, and Secretary Jenny August.

**CALL TO ORDER:** Mrs. Geist called the meeting to order at 7:01 pm.

**APPROVAL OF MINUTES:** Mr. Luttner moved to approve the April 25, 2024 meeting minutes with a second from Mr. Stiegemeier. All commissioners voted yes. The minutes were approved.

**DISCUSSION TOPICS:**

**1) Amendments to ORC 519 -**

Effective April 5, 2025, Zoning meetings, Board of Zoning Appeals meetings, and Trustee Public Hearings for Zoning may be advertised on our website instead of in the newspaper. Mr. Stiegemeier moved to make the following code amendments to Chapter 2, with a second from Mr. Huck. All commissioners voted yes.

**Section 202.05 Review Procedures**

- A. The Board of Zoning Appeals shall hold a public hearing within 30 days after the receipt of a complete application. A notice shall be publicized ~~in at least one (1) newspaper of general circulation in the Township~~, *in the township website in the section that is designated for meeting notices* at least 10 days prior to the date of the hearing. Such notice shall indicate the place, time and subject of the hearing.
- B. A written notice of such hearing shall be mailed by first class mail to the parties in interest, at least 10 days before the date of the hearing. The notices shall contain the same information as required of notices published ~~in newspapers~~ as specified in Section ~~202.06.A~~. 202.05.A

**Section 204.10 Notice of Public Hearing ~~by Newspaper~~**

Before holding the public hearing as required in Section 204.08, a notice of such hearing shall be given by the Zoning Commission and published in ~~at least one (1) or more newspapers of general circulation in the Township~~ *in the township website in the section that is designated for meeting notices* at least 10 days before the date of said hearing as follows:

**2) Amendments to Chapter 12, Section 1201.01 and 1203.01-**

The Trustees would like the following language added to Chapter 12, Section 1202.01 and 1203.01:

*The position of Committee (Board) Chair shall be rotated for two-year intervals, taking into consideration the diverse perspectives of individual committee members, and the benefits*

*of continuity and experience in committee (Board of Zoning appeals) service. At the first meeting of every even numbered year, nominations shall be submitted for a new Chairperson and Vice Chairperson. Alternate Commission members (Board of Zoning Appeals members) may not serve as Chair or Vice chair.*

Mr. Luttner made the motion, and Mr. Huck seconded. All commissioners voted yes.

### 3) Food Trucks-

Food trucks are not a permitted use in our zoning code and require a variance hearing with the Board of Zoning appeals. Zoning Inspector Joe Ciccozzi said the Trustees would like to loosen the reins a little bit since they are becoming so popular. He added that we need to make sure they are licensed and inspected. Once they are licensed from the Health Dept., they can go anywhere in Ohio. The zoning commission decided it would be a permitted use in all districts and to just leave it alone for now.

### 4) Commercial Solar Systems-

The zoning code addresses residential solar systems, but not commercial. There is no fee in our schedule. A residential solar system is considered an accessory structure with a \$50 fee. Mr. Ciccozzi researched a few places and discovered that fees for some commercial solar displays are calculated by kilowatts generated which might be an indication of the size of the display. The commission thought energy projects was something that should be encouraged and we would not want an exorbitant fee. Perhaps base the fee on kilowatts and put a cap on it. The zoning commissioners will research neighboring communities to see how much they are charging.

### 5) Code relating to cannabis/marijuana-

Mr. Ciccozzi said there is now a significant financial incentive from the state of Ohio for the township to reconsider allowing marijuana/cannabis facilities in the township. They are ready for the zoning commission to revisit the state guidelines. Mrs. Geist said we can also check the language in neighboring cities and townships relating to grow facilities, processing facilities, and dispensaries. The commission suggested that it might be conditionally permitted in a commercial district, but not residential. The commission would like Jenny to contact the Ravenna Township Trustee Jim DiPaula to see if he would consider coming back to talk to the commission about the Ravenna Township growing facility. Mr. Copen volunteered to look into grow facilities and maybe try to stop in and check out the one in Ravenna Township.

**NEW BUSINESS –** No new business

**NEXT MEETING:** The next meeting is to be held June 19, 2025

**ADJOURNMENT:** Mr. Luttner moved to adjourn at 8:07 pm with a second from Mr. Stiegemeier. All Commission members voted yes.

Respectfully submitted by Jenny August, Zoning Commission Secretary.

Approved:

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Elizabeth Geist, Zoning Commission Chair