

Franklin Township, Portage County  
Zoning Commission Hearing  
January 16, 2020

**Members Present:** Chair Mary Organ, Judy Spencer, Teresa Mullett, Alternate Doug Hiestand, and Alternate Al Barber, Mike McClure observed.

**Others:** Joseph Ciccozzi, Assistant Zoning Inspector, Jenny August, Administrative Assistant.

**Call to Order:**

Mrs. Organ called the meeting to order at 7:00 pm. She informed the Commissioners that tonight's hearing is a continuation for the October 2019 multi-family housing development rezoning request for Burnett Road. She introduced the members of the Commission and explained the procedures of the meeting.

**Discussion Topics:**

**Rezoning Request for Multi-Family Housing Development on Burnett Road**

Mr. Brent and Mr. Martin Mehall explained to the Commissioners that they have changed their rezoning request to R3 as requested by the Zoning Commission. They originally requested R-4 zoning for their Burnett Road parcels to build high end apartments, not student housing. These are three story buildings that do not exceed 35 feet in height. The traffic study has been updated. C.T. Consultants said the garden style apartments will have very little effect on traffic. They spoke with their legal team regarding the township's request to have them pay for their EMS calls. The legal team advised that this is not permitted under Ohio law. Everyone must be treated equally, and other apartments are not made to pay for their EMS calls. Their design will reduce storm water issues, especially for the church next door. The wetland concerns have been reviewed and approved by the proper authorities. The neighbors are supportive. Per Zoning Inspector Abell, all setbacks have been met. Also, they have eliminated building six from the project.

Mrs. Organ asked if there will be a more structured site plan. Mr. Mehall said once approved, they will invest in a detailed site plan for the township to approve. Mrs. Organ asked them to include the percentage of open space.

Mrs. Organ moved that the Zoning Commission forwards this project and all related written information to Portage County Regional Planning Commission for review since the project has changed since they last reviewed it, with a second from Mrs. Mullett. All Commissioners voted yes. The motion is approved.

**Portage County Regional Planning Approval of Changes**

Mrs. Organ said Portage County Regional Planning Commission has reviewed and recommended approved of the proposed amendments to our setbacks.

**Amend Chapter 4, Section 405.06.A.8 to read as follows:**

8. It shall be setback a minimum of ten (10) feet from the rear and side lot lines, and shall not be located closer than fifteen (15) feet from the principal building.

**Add to Chapter 4, Section 405.06.A.9**

9. For lots less than 11,000 square feet, it shall be setback a minimum of five (5) feet from the rear and side lot lines, and shall not be located closer than fifteen (15) feet from the principal building.

Mr. Barber moved to forward the proposed setback amendments to the Franklin Township Board of Trustees for approval, with a second from Mrs. Mullett. All Commissioners voted aye. The motion is approved.

Mrs. Organ said Portage County Regional Planning Commission has also reviewed and recommended approved of the proposed amendments to the offsite parking and loading requirements.

**Off-Site Parking and Loading Requirements Sections 331.03-331.07 and Sections 332.06 to 332.08 and Section 800.09.I**

**Section 331.03 Lot Requirements**

- A. Lot area- No individual lot size shall be less than two (2) acres.
- B. Lot Area Ratio- Principal and accessory buildings shall not occupy more than forty (40) percent of the lot area.

**Section 331.04 Yard Requirements**

Yard requirements are exclusive of parking areas.

- A. Front Yard- A minimum of seventy-five (75) feet from any point along a public street right-of-way.
- B. Side Yards- (a) Side yards shall be fifty (50) feet each, except that no industrial building shall be located closer than one hundred (100) feet to any agricultural or residential district, (b) no parking area shall be located closer than fifty (50) feet to any agricultural or residential district. Fifty (50) feet of the required minimum distance shall be landscaped with trees, shrubs, and grass.
- C. Rear Yard- Fifty (50) feet, subject to exception above.
- D. Side or rear yard requirements may be reduced or waived where a rail right-of-way or waterfront abuts the property only upon the approval of the Board of Zoning Appeals.

**Section 331.05 Maximum Building Height**

- A. Main building: Forty (40) feet.
- B. Accessory Buildings: As specified in Section 405.06.

**Section 331.06 Parking and Loading Requirements**

- A. Parking and loading space shall not occupy any part of a required yard, subject to Section 331.04 above. On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the normal amount of dust and dirt created by traffic at any public road adjoining the property.
- B. As regulated in Chapter 8.

**Section 331.07 Outdoor Storage Yards**

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.

**Section 332.06 Parking and Loading Requirements**

- A. Parking and loading space shall not occupy any part of a required yard, subject to Section 332.04 above. On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the normal amount of dust and dirt created by traffic at any public road adjoining the property.
- B. As Regulated in Chapter 8.

**Section 332.07 Outdoor Storage Yards**

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.

**(Delete Section 332.08, and then make the following amendments to Chapter 8)**

**Section 800.09.I Industrial Uses**

<p><b><i>I. Industrial Uses</i></b></p>	<p>1 parking space per anticipated maximum number of employees. The total number, being the total number of employees on any two consecutive shifts having the largest number of employees. Additional visitor parking shall be a minimum of 1 space per 25 employees, with no fewer than 2 spaces per industrial facility.</p>
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Mrs. Organ moved to forward the proposed amendments to Sections 331.03-331.07 and Sections 332.06 to 332.08 and Section 800.09.I to the Franklin Township Board of Trustees for approval. Mrs. Mullett seconded the motion. All Commissioners voted aye. The motion is approved.

**Minutes:**

Mr. Hiestand moved to accept the minutes as presented from the October 24, 2019 meeting. Mrs. Mullett seconded. All Commission members voted yes except Mr. Barber who abstained. The minutes were approved as presented.

**Next Meeting:**

The next meeting is scheduled for February 20, 2020 at 7:00 pm.

**Adjournment:** Mrs. Mullett moved to adjourn at 8:00 with a second from Mr. Hiestand. All Commission members voted yes.

Respectfully submitted by Jenny August, Administrative Assistant

Approved:

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Mary Organ, Zoning Commission Chair