

Franklin Township, Portage County
Zoning Commission Hearing
April 20, 2023

Members Present: Chair Mekal Banyasz, Mary Organ, Beth Geist, and alternate Judy Spencer. Mr. Luttner was excused.

Others: Zoning Inspector Joe Ciccozzi, Trustee Kellie Kapusta, and Secretary Jenny August.

Call to Order: Ms. Banyasz called the meeting to order at 7:10 pm.

Approval of Minutes from March 23, 2023: Mrs. Organ moved to approve the March 23, 2023 meeting minutes with a second from Mrs. Geist. All commissioners voted yes. The minutes were approved.

Discussion Topics:

REVIEW OF PCRPC RECOMMENDATION OF TEXT AMENDMENTS FOR 204.08B REGARDING ZONING COMMISSION MEETING SCHEDULES:

Ms. Banyasz explained that this is a timing issue that happens sometimes in February. Last month the commission sent proposed language Portage County Regional Planning Commission (PCRPC) to consider, and their recommendations have been received. The Portage County Prosecutors office said this is regulated by the Ohio Revised Code and cannot be changed. Ms. Banyasz said there might be a way the zoning commission can speed up the process. Mrs. Organ suggested adding some language to the application explaining the process. Ms. Banyasz will put together a timeline sheet that can be provided with the application. Mrs. Organ moved to reject the proposed amendment to Section 204.08B. Mrs. Geist seconded the motion. All commissioners voted yes.

CONTINUED DISCUSSION REGARDING PROPOSED TEXT AMENDMENTS AND ADDITIONS ON THE FOLLOWING TOPICS: ACCESSORY UNITS, ACCESSORY STRUCTURES, ACCESSORY BUILDING AND STRUCTURES, BOTH DETACHED AND ATTACHED- TO REVIEW ALL POTENTIAL CHANGES ACROSS THE ZONING CODE.

Chapter 6, section 601.01.B.56.N.5.b.1 it states that regulations for accessory buildings are "as specified in 405.06" Mr. Ciccozzi would like it to say "Accessory Buildings/Structures" so it would include more than just buildings. Ms. Banyasz said this was tabled at the last meeting while we researched the best way to address this and the best language to use. The commission discussed the changes that would be needed in many places that address accessory uses, accessory structures, and accessory buildings. They agreed that the easiest and fastest way to address this issue is to change the definitions of the three types of accessories rather than changing every instance throughout the code.

Mrs. Organ moved to amend the definitions of Accessory Buildings, Accessory Structures, and Accessory Uses as defined below and forward the recommended amendments to Portage County Regional Planning Commission for review and recommendations:

- **Accessory Building:** An additional building, separate from the principal building, located on the same parcel of land. Please refer to 405.06 for additional guidance.

- **Accessory Structure:** Anything constructed or erected, more than 15 square feet, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. An accessory structure is subordinate to and detached from the principal building, located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use. Among other things accessory structures include, but are not limited to attached and detached garages, outdoor hydronic furnaces, residential wind energy systems, solar energy systems, handicap ramps, decks, gazebos. Please refer to 405.06 for additional guidance.
- **Accessory Use:** A subordinate use of a building or other structure, the use of which is located on the principal lot and incidental to the use of the principal building or other structure or use of land.

Mrs. Geist seconded the motion. All commissioners voted yes. The motion passes.

Mrs. Geist moved to amend Chapter 6 Section 601.01.B.56.N.5.b.1 subheading to read "Accessory Buildings and Accessory Structures" and forward the amendment to PCRPC. Mrs. Spencer seconded the motion. All commissioners voted yes.

New Business

Ms. Banyasz moved that any discussion that was to be held under new business will be continued at the next meeting. Mrs. Organ seconded. All commissioners voted yes.

Next Meeting: The next meeting will be held May 18, 2023.

Adjournment: Mrs. Geist moved to adjourn at 9:01 pm with a second from Mrs. Organ. All Commission members voted yes.

Respectfully submitted by Jenny August, Zoning Commission Secretary.

Approved:

Mekal Banyasz, Zoning Commission Chair