

Franklin Township, Portage County  
Zoning Commission Hearing  
April 25, 2024

**Members Present:** Glenn Luttner, Greg Huck, and Scott Stiegemeier.

**Others:** Fiscal Officer Lisé Russell, Zoning Inspector Joe Ciccozzi, and Secretary Jenny August.

**Call to Order:** Mr. Ciccozzi called the meeting to order at 7:00 pm.

**Approval of Minutes from March 21, 2024:** Mr. Luttner moved to approve the March 21, 2024 meeting minutes with a second from Mr. Stiegemeier. All commissioners voted yes. The minutes were approved.

**Discussion Topics:**

Mr. Ciccozzi explained that the proposed amendments regarding Accessory Building Maximum Height in Section 405.06.A.6 and Fence Rules in Section 410.00.E were forwarded to Portage County Regional Planning Commission for consideration. Initially, PCRPC proposed just making all accessory building maximum height to 24 feet. Mr. Ciccozzi explained the Zoning Commissions reasoning for tying the maximum height to the property acreage and the PCRPC agreed and approved the amendments as presented and described as follows:

**ACCESSORY BUILDING MAXIMUM HEIGHT- SECTION 405.06.a.6**

Eliminate Section 405.06.A.6, and renumber the remaining numbers 7, 8, and 9 to become numbers 6, 7, and 8.

Additionally, section 405.06.A.2 would read as follows:

2. The total combined gross floor area *and maximum height* of the accessory buildings and/or structures shall meet the following requirements:
  - a. Accessory 1 – in all districts for lots up to one and one-half (1-1/2) acres in size, the aggregate gross floor area shall not exceed 768 square feet *and shall be limited to a maximum height of twenty (20) feet.*
  - b. Accessory 2 – in all districts for lots greater than one and one half (1-1/2) acres in size, the aggregate gross floor area shall not exceed 2,000 square feet *and shall be limited to a maximum height of twenty-four (24) feet.*

**FENCE RULES- SECTION 410.00.E**

Mr. Ciccozzi explained to the commission that this came about because of a business that was attempting to create a fenced in area using fence posts (tree trunks) that exceeded the maximum 6-foot height. The business owners argued that the fence was not along the side or rear property lines as specified in the zoning code, so they were not in violation. The purpose of changing the language is to prevent excessively high fencing in areas of the property that are located anywhere in the side or rear property areas. After considering many options, the commission amended Section 410.00.E to read as follows:

E. Any fence, wall, hedge, and berm, or any combination ~~along any side or rear property lines~~ *located in the side or rear* of any property in any zoning district may be permitted according to the following standards:

1. Any fence, wall, hedge, and berm, or any combination shall not exceed six (6) feet in height above the finished grade in all zoning districts, except districts designated for industrial uses.
2. Fences in residential districts shall be of a decorative design to include wrought iron, wood and chain link, but to exclude barbed wire, chicken wire, and similar type fences, and shall be designed so that 25% of the surface shall be open to light and air. Decorative posts shall not exceed a height of five (5) feet in height.
3. In districts designated for industrial uses, any fence, wall, hedge, and berm, or any combination shall not exceed twelve (12) feet in height above the finished grade.

Mr. Stiegemeier moved to forward the proposed amendments to the Franklin Township Board of Trustees for approval. Mr. Huck seconded the motion. All commissioners voted yes.

**New Business –** No new business

**Next Meeting:** The next meeting is to be determined

**Adjournment:** Mr. Stiegemeier moved to adjourn at 7:08 pm with a second from Mr. Luttner. All Commission members voted yes.

Respectfully submitted by Jenny August, Zoning Commission Secretary.

Approved:

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Elizabeth Geist, Zoning Commission Chair