

Franklin Township, Portage County  
Zoning Commission Hearing  
May 20, 2021

**Members Present:** Chair Mary Organ, Mekal Banyasz, Al Barber, and Beth Geist.

**Others:** Joe Ciccozzi, Zoning Inspector; Jenny August, Zoning Commission Secretary.

**Call to Order:**

Mrs. Organ called the meeting to order at 7:00 pm

**Minutes:**

Ms. Banyasz moved to accept the minutes from the August 27, 2020 meeting. Mr. Barber seconded. Mrs. Geist abstained. All remaining Commission members voted yes. The minutes were approved.

**Discussion Topics:**

**Maximum Height Regulations for Accessory Buildings.**

Mrs. Organ asked Zoning Inspector Joe Ciccozzi to explain to the Commission what brings this topic to the discussion. Mr. Ciccozzi said he had a couple of recent applications that had to be denied and referred to the Board of Zoning Appeals. Our height limit for accessory buildings is 16 feet in all of our zoning districts. Portage County allows for 20 feet in the building code. Amending our code would just make us consistent with the county, and would apply to all districts as stated in Section 405.06.

Mrs. Organ distributed a table she had created for the meeting. She asked the Commissioners to consider tying together the lot size, maximum height and setbacks. Up to 11,000 square feet (.25 acres) would keep the maximum height of 16 feet and have setbacks of 5 feet. Greater than 11,000 square feet would have 16 ft. height and 10-foot setbacks. Greater than 20,000 square feet could have a 20-foot maximum height and 10-foot setback. Mr. Ciccozzi explained that the county uses "mean" roof height, which is measured at the point between the eaves and the peak, and actually gives you a few extra feet of overall height. Mr. Barber thought we should do that as well. Mr. Ciccozzi also suggested using acreage rather than square feet to be in line with the county Auditor parcel description.

Ms. Banyasz said this would not work for small lots such as Brady Lake because this could obstruct peoples view. She thinks 7 feet in height is enough. Many lots do not even have room for an accessory building. She would like the commission to collect data on average lot sizes for those areas with sub-standard lots, so that we might consider another cut off point for an even lower maximum height. Mrs. Organ will contact Portage County Regional Planning Commission to see if that information is available.

Mr. Barber moved to amend Section 405.06.A.6 to say:

Maximum height measured at roof peak:

- A. For lots less than 20,000 square feet: sixteen (16) feet.
- B. For lots greater than 20,000 square feet: twenty (20) feet.

Mrs. Geist seconded the motion. The Commission continued discussion before calling the question.

Ms. Banyasz would like to wait for more research before moving forward. She would prefer to submit changes to the Board of Trustees only once when everything has been considered. Mrs. Geist agreed.

Mrs. Organ called the question. Ms. Banyasz- No, Mrs. Geist- No, Mrs. Organ- No. Mr. Barber had already left the meeting so he did not vote. The motion fails.

**Public Comment/ New Business:** None

**Next Meeting:**

The next meeting is to be announced at a later date.

**Adjournment:** Mrs. Organ moved to adjourn at 8:29 pm with a second from Ms. Banyasz. All Commission members voted yes.

Respectfully submitted by Jenny August, Zoning Commission Secretary.

Approved:

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Mary Organ, Zoning Commission Chair