

## MINUTES

### ASHTABULA COUNTY PLANNING COMMISSION

Meeting of February 18, 2020

4:30 p.m. @ Commissioner's Meeting Room, the Old Courthouse

#### ▪ PLEDGE OF ALLEGIANCE

#### 1. ROLL CALL

**Members Present:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Members Absent:** Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski

**Officials Present:** Ms. Janice Switzer, Director Community Services & Planning and Secretary to The Planning commission  
Ms. Heidi Barringer, Recording Secretary

**Others Present:** Larry Lister, Harpersfield Township  
Rich Fender, Kent, OH  
Michael O. Shadle, Jefferson Township  
John Boczar, Jefferson Township  
Ed Spoor, Harpersfield Township  
Darren Buell, Jefferson Township  
Scott Barber, Jefferson Township

**Mr. Douglass** called the meeting to order at 4:33 p.m., established that a quorum was present, and proceeded through the agenda.

#### 2. APPROVAL OF MINUTES

**Mr. Douglass** called for a motion to approve the minutes for the January 21, 2020 meeting.

**Mr. McClure** moved to approve the minutes and **Ms. Friedstrom** seconded.

.

**Roll Call:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Aye:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Nay:**

**Abstain:**

**Not Present:** Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski

### **3. APPROVAL OF AGENDA**

**Mr. Douglass** called for a motion to approve the agenda.

**Mr. Likavec** moved to approve the agenda and **Commissioner Whittington** seconded.

**Roll Call:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Aye:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Nay:**

**Abstain:**

**Not Present:** Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski

### **4. GENERAL CORRESPONDENCE & PLANNING COMMISSION ANNOUNCEMENTS - None**

### **5. DIRECTORS REPORT**

**Ms. Switzer** said the report was in the packet and she would be happy to answer any questions. Ms. Switzer provided a map prepared by Jake Brand that showed where funding was spent throughout the county in the previous year. Ms. Switzer suggested Mr. Brand could give a presentation for the next meeting. Ms. Switzer

told Mr. Likavec she would like him to help get more interest grant funds in the southwestern part of the county.

**Ms. Krysa** inquired about item 15 on the Director's Report regarding the public hearing for CDBG allocation grant for comprehensive land use plan. She asked where that would be located.

**Ms. Switzer** said that would be held in the Commissioner's Meeting Room Tuesday February 25<sup>th</sup> at 1:30. She said there was a community who decided they didn't have access to the area where they wanted to do their project so that \$25,000 they were to receive is going to be reallocated to update the comprehensive land use plan. Ms. Switzer encouraged support from the commission either by attending the meeting or sending an email of support.

**6. SWEARING IN - None**

**7. COMMITTEE REPORTS – Ms. Friedstrom and Ms. Switzer** reported that executive committee met to get acquainted with the cases being heard tonight and to talk about updating the Comprehensive plan as well as funding for the plan.

**8. PRESENTATIONS BY PERSON, GROUP, OR DELEGATION - None**

**9. OLD BUSINESS - None**

**10. NEW BUSINESS**

**Case Number 2020-003 - Harpersfield Township Text Amendment**

**Ms. Switzer** explained that Harpersfield Township submitted a text amendment to do a few things such as delete the definition of Elderly in Article 2 and add the definitions for Senior Citizen and Senior Dwelling Unit. Ms. Switzer found that Article 8 did not contain any place in their schedule for Multi-family so Harpersfield Township added some regulations for Multi-family Dwellings. She further explained that Schedule 802.1 now shows that Multi-family Dwellings are a permitted use in the R-2 district and have been added along with Senior Housing as conditionally permitted uses in the AC Accommodating Commercial and the RAD districts. Ms. Switzer also noticed in Section 802.1 that the square footage per dwelling unit

should be in Section 802.2 and the 200' square footage requirement for Multi-family with sewer added to Section 802.2 should be per development instead of per dwelling unit.

**Mr. Douglass** asked whether residential housing was allowed in the JEDD area.

**Mr. Lister** said it was as a conditional permitted use that allows for some control to keep housing away from the corridor where businesses are preferred.

**Commissioner Ducro** questioned the definition of senior housing and the requirement that only one member needed to be a senior.

**Mr. Lister** said the majority of the people have to be senior.

**Commissioner Whittington** stated that to apply for tax incentives through the government there are two different tracks; one is low-income Section 8 housing and one is strictly senior housing. Commissioner Whittington asked which track they would be seeking if they're allowing non-seniors to be living there.

**Mr. Lister** replied that they preferred to go 55 which is the Township's definition of senior.

**Mr. McClure** made a motion to approve Case Number 2020-003, Harpersfield Township Text Amendment and **Ms. Krysa** seconded.

**Roll Call:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Aye:** Mr. Dixon, Mr. Douglass, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Nay:** Commissioner Ducro, Ms. Friedstrom

**Abstain:**

**Not Present:** Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski

**Case Number 2020-004 – Jefferson Township Text**

**Ms. Switzer** explained that Jefferson Township submitted a new zoning resolution to replace their existing one; the old text was last updated in 2009. Ms. Switzer said that Jefferson Township selected Trumbull Township as a model for their update and modified it for their purposes. Ms. Switzer said she began making suggestions as soon as Mr. Buell had dropped off a copy to the Planning Department. She mentioned that the township's zoning commission met on February 4th and recommended adopting the new zoning text. Ms. Switzer recommended the following changes:

1. Using signs to notify the public of any zoning actions.
2. Consider adding some regulations for Agritourism. Although what can be regulated is limited, these types of facilities have become very popular
3. Rather than have Adult Entertainment Establishments as a conditionally permitted use, make it a permanent use in a specific district such as industrial. Using the model text provided by the Attorney General's Office protects townships from prosecution.
4. The definition of family being limited to 4 non-related individuals is too restrictive and may be interpreted as a violation of the Fair Housing Act because persons with disabilities tend to live in group housing and it can be considered a desperate action. Having a limit of 6 non-related individuals doesn't tend to get challenged.
5. Remove any regulations in Section 860 dealing with wild and dangerous animals. The Department of Agriculture has sole regulatory authority.
6. Revise the final sentence of section 930 to read, "Temporary permits are not required for sales of agricultural produce on a lot that is owned by the same property owner as the lot which said produce is grown."
7. Make the regulations for yard sales in Section 930.4 A and B the same for both individuals and organizations
8. Consider whether regulations for Amusement Arcade and Fair are necessary.
9. Remove the reference to deleted Section 1230 from Section 1270 and the table of contents.
10. Remove Sections 1450 and 1460 from the text and table of contents.

**Mr. Boczar** asked what the content of sections 1450 and 1460 were.

**Ms. Switzer** replied that one is a stop work order. She said you can put up a zoning violation but the township can't put up a stop work order because those are overseen by the Building Department. She said there is no zoning revocation, rather a zoning violation. Ms. Switzer commended Jefferson Township for updating their

zoning text and said it's a monumental task and a great thing to do and there are only a few issues to deal with.

**Mr. Boczar** asked if the township should revisit these items in work sessions and resubmit.

**Ms. Switzer** said it was not necessary but her comments would have to be read aloud and decide to incorporate them or not and this could be done ahead of time if desired and done at the same meeting.

**Commissioner Ducro** made a motion for modified approval of Case Number 2020-004 – Jefferson Township Text Amendment to include the suggested recommendations into Jefferson Township's final resolution and **Mr. Dixon** seconded.

**Roll Call:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

**Aye:** Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Ms. Krysa, Mr. Likavec, Mr. McClure. Commissioner Whittington

**Nay:**

**Abstain:**

**Not Present:** Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski

**11. OTHER BUSINESS - None**

**12. GENERAL PUBLIC DISCUSSION – None**

**13. UPCOMING MEETINGS**

Executive Committee: Monday April 13, 2020 at 10:30 p.m.  
Regular Meeting: Monday April 20, 2020 at 4:30 p.m.

**14. ADJOURNMENT**

Hearing no further business, Mr. Douglass adjourned the meeting at 5:10 PM.

Respectfully Submitted,

Heidi Barringer, Recording Secretary

*Minutes to be approved for February 18, 2020*

---

***William Douglass, Chair***

---

***Janice Switzer, Director***

Secretary to Ashtabula County Planning Commission