

MINUTES

ASHTABULA COUNTY PLANNING COMMISSION

Regular Meeting of January 19, 2021

4:30 p.m. via GoToMeeting

1. ROLL CALL

Members Present: Ms. Friedstrom, Commissioner Kozlowski, Ms. Kanicki, Ms. Krysa, Commissioner Whittington, Mr. Douglass

Members Absent: Commissioner Ducro, Mr. Dixon, Mr. Hartz, Mr. Likavec, Mr. McClure

Officials Present: Mr. Jake Brand, Director Community Services & Planning and Secretary to the Planning Commission
Ms. Heidi Barringer, Recording Secretary

Others Present: Sarah Hammers, Trumbull Township
Margaret Shymanski, Trumbull Township
Jeff Magyar, Wayne Township
Jean Bratton, Centerra Co-op
Mike Horvath, Centerra Co-op

Mr. Douglass called the meeting to order at 4:31 p.m., established that a quorum was present, and proceeded through the agenda.

2. MINUTES

Mr. Douglass called for a motion to approve the December 21, 2020 regular meeting minutes with a correction on Item 14, Page 8 from the last meeting.

Mr. Likavec joined the meeting at 4:34 p.m.

Ms. Kanicki moved to approve the minutes as amended and **Ms. Friedstrom** seconded.

Roll Call: Ms. Friedstrom, Commissioner Kozlowski, Ms. Kanicki, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Aye: Ms. Friedstrom, Commissioner Kozlowski, Ms. Kanicki, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Nay:

Abstain:

Not Present: Mr. Dixon, Commissioner Ducro, Mr. Hartz, Mr. McClure

3. APPROVAL OF THE AGENDA

Mr. Douglass called for a motion to approve the agenda

Mr. Likavec moved to approve the agenda and **Ms. Kanicki** seconded.

Roll Call: Ms. Friedstrom, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Aye: Ms. Friedstrom, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Nay:

Abstain:

Not Present: Mr. Dixon, Commissioner Ducro, Mr. Hartz, Mr. McClure

4. GENERAL CORRESPONDENCE & PLANNING COMMISSION ANNOUNCEMENTS

Commissioner Ducro joined the meeting at 4:36 p.m.

Mr. Brand provided the County Prosecutor's opinion regarding the definition of Original Tract and the number of times a parcel may be split before it is considered a major subdivision. He said some other counties reset every tax roll but our subdivision regulations do not state that. **Mr. Brand** felt that it would issue some consistency in rulings if included in the regulations.

Mr. Douglass asked **Mr. Brand** if he wanted to appoint a committee to review and update the regulations and **Mr. Brand** said he would.

5. DIRECTORS REPORT

Mr. Brand said the report was in the packet and would answer any questions that anyone might have.

6. SWEARING IN – NONE

7. COMMITTEE REPORTS

Ms. Friedstrom said discussions were centered around vacating sublots and significant areas. She said **Mr. Brand** would like to initiate a rolling housekeeping every five years to review subdivision regulations. She said the Planning Department is working on updating forms and applications.

8. PRESENTATIONS BY PERSON, GROUP, OR DELEGATION – None

9. OLD BUSINESS - None

10. NEW BUSINESS

Case Number 2021-001 – Trumbull Township Text Amendment

Mr. Brand explained that Trumbull Township Zoning Commission met on December 14th to amend their text specifically relating to fence definitions and fence barriers. Mr. Brand recommended not striking structure from the fence definition as it would unintentionally remove the ability to regulate characteristics. He explained that there are better ways to allow landowners to move fences towards the lot line which he included in his review comments along with examples of fencing types.

Ms. Hammers said the Township being an agricultural district would need to include wire top fences in their definitions. She also needed clarification on accessory structures.

Ms. Shymanski said that fences were a rather complex issue in their area.

Mr. Brand said a way to solve that is through setbacks which are arbitrary and changeable and they do not have to be 20'. He mentioned that surveys have to be accurate and have a remedy for fence encroachments. He recommended not allowing fences on the lot lines but to have a setback of what they are comfortable with. He further stated that the Township could specify the different types of fencing for various districts.

Ms. Kanicki said she was concerned about the maintenance of fences on the non-owner's side as far as setbacks. She felt there should be some way to maintain the fence.

Ms. Hammers noted that Mr. Brand suggested a minimum buffer.

Ms. Kanicki asked if that would be part of the motion.

Mr. Brand said the recommendations were part of his review and didn't believe it to be necessary for the motion itself.

Ms. Hammers asked how many feet Mr. Brand recommends for a minimum buffer.

Mr. Brand said that points to the larger intent of what they are trying to achieve. He thought 5-10' to allow for the ability of a lawnmower to fit in to maintain the area.

Mr. Douglass asked if there were any more questions and hearing none, called for a motion.

Ms. Kanicki made a motion to approve Case Number 2021-001-Trumbull Township Text Amendment and **Commissioner Kozlowski** seconded.

Roll Call: Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Aye: Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Nay:

Abstain:

Not Present: Mr. Dixon, Mr. Hartz, Mr. McClure

Case Number 2021-002 Map Amendment – Wayne Township

Mr. Brand said Wayne Township Trustees met on December 29, 2020, to approve a zoning map amendment satisfying ORC 519.12 to change parcel number 59-011-00-010-01 from residential to commercial. He explained that Centerra Co-op is a potential purchaser of this parcel and they own an adjacent property currently operating as a fuel facility. The owner of the property submitted an authorization for Centerra to seek the re-zoning. Mr. Brand said the change is compatible with current land uses especially with the agricultural needs of the community.

Mr. Douglass asked if there were any questions and hearing none, he called for a motion.

Mr. Likavec made a motion to approve Case Number 2021-002 – Wayne Township Map Amendment changing parcel 59-011-00-010-01 from Agricultural/Residential to Commercial. and **Commissioner Ducro** Seconded.

Roll Call: Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Aye: Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Commissioner Whittington, Mr. Douglass

Nay:

Abstain:

Not Present: Mr. Dixon, Mr. Hartz, Mr. McClure

11. OTHER BUSINESS

Mr. Brand reminded everyone that this week was the kickoff of the Focus on the Future aspect of the Comprehensive Plan. He said the first meeting was tonight and there would be two more public participation meetings and urged members to register if they had not done so.

12. GENERAL PUBLIC DISCUSSION

13. UPCOMING MEETINGS

Executive Committee:

Monday, February 8, 2021, at 10:30 a.m.

Regular Meeting:

Tuesday, February 16, 2021, at 4:30 p.m.

14. ADJOURNMENT

Mr. Douglass called for a motion to adjourn.

Ms. Kanicki made a motion to adjourn and **Ms. Friedstrom** seconded.

Hearing no further business, **Mr. Douglass** adjourned the meeting at 5:01 p.m.

Respectfully Submitted,

Heidi Barringer, Recording Secretary

Minutes to be approved for January 19, 2021

William Douglass, Chair

Jake Brand, Director

Secretary to Ashtabula County Planning commission

Attachments in Journal
Director's Report