

Minutes
Portage County Regional Planning Commission
September 14, 2022

Portage County Regional Planning Commission dated September 14, 2022 at 4:35 p.m. The meeting was held at Reed Memorial Library, Jenkins Room, 167 East Main Street, Ravenna.

Members Present:

Brimfield Twp., Mike Hlad	Freedom, Charlene Walker	Hiram Twp., Steve Pancost
Mantua Twp., Susan Lilley	Mantua Vill., Tammy Meyer	Ravenna City, Frank Seman
Ravenna Twp., Jim DiPaola	Rootstown Twp., Joe Paulus	Windham Twp., Rich Gano
Suffield Twp., Adam Bey	Sugar Bush Knolls Vill., Jim Beal	PARTA, Amy Proseus
Resources, Tia Rutledge	County Engineer, Larry Jenkins	Water
P.C. Commissioner, Sabrina Christian-Bennett		Soil & Water, Anthony Lerch

Alternates Present:

Brimfield Twp., Lauren Coffman

Staff Present:

T. Peetz	E. Beeman	L. Reeves	G. Gifford
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Public Present:

J. Gadd	R. Aughenbaugh
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Members Absent:

Atwater Twp., Thora Green	Franklin Twp., Joe Cicozzi	Garrettsville Vill., Rick Patrick
Hiram Vill., Robert Dempsey	Nelson Twp., Mike Kortan	Palmyra Twp., Sandy Nutter
Paris Twp., David Kemble	Randolph Twp., Victoria Walker	Shalersville Twp., Ron Kotkowski
Windham Vill., Nick Bellas	Portage Park District, Allan Orashan	
P.C. Commissioner, Vicki Kline		
P.C. Commissioner, Anthony Badalamenti		

The Regional Planning Commission meeting was called to order by the Chairman, Jim DiPaola at 4:35 p.m.

Due to lack of quorum, the Executive Committee reconvened to act on the items on the agenda.

SUBDIVISIONS

Replat of Part of Sublot 18 in "Brimfield Estates" on Howe Road, Lot 23 in Brimfield Township, David DeVault, applicant

A motion was made by Christian-Bennett to approve an extension of time until November 9, 2022. Motion seconded by F. Seman. Motion carried with 4 Yeas.

Replat of Sublots 106, 107 and 108 in the "Kent Park Allotment" on Second Avenue, Lot 33 in Franklin Township, P.C. Land Reutilization Corporation, applicant

The applicant is requesting approval to combine Sublots 106 – 108 into one lot. The site is a vacant wooded lot.

There are no floodplains or wetland areas on the site.

The replat complies with the Portage County Subdivision Regulations. Staff recommends approval of the Replat as submitted. A motion was made by J. Beal to follow staff recommendation. Motion seconded by S. Christian-Bennett. Motion carried with 4 Yeas.

Replat of Sublots 3 -8 and 20 of Block 6 in the "McElrath Park Allotment" on Henderson and Blake Avenue, Lot 11 S. D. in Ravenna Township, P.C. Land Reutilization Corporation, applicant

The applicant is requesting approval to split Sublot 20 and combining Sublots 20, 8, 7, 6, 5, 4 and 3 into Sublots 7-R and 4-R.

The site is a vacant wooded lot.

There are no floodplains or wetland areas on the site.

All items that were found to be in non-compliance with the P.C. Subdivision Regulations have been corrected therefore, staff recommends approval of the Replat. A motion was made by S. Christian-Bennett to follow staff recommendation. Motion seconded by F Seman. Motion carried with 4 Yeas.

Replat of Sublots 26 and 27 in the "Meadowbrook No. 1" on Meadowbrook Blvd., Lot 4 M.D. in Ravenna Township, Randy Aughenbaugh, applicant

The applicant is requesting approval to combine Sublot 26 and 27 into one lot in order to construct a deck.

The site is developed and contains an existing home.

Although the subplot does not meet the minimum lot size required by the R-L District, it does bring the sublots more into compliance with the zoning. The Ravenna Township Zoning Inspector has reviewed the Replat.

The subplot is partially covered by the 100-year floodplain of Eckert Ditch.

Staff recommends approval of the Replat as submitted. A motion was made by S. Christian-Bennet to follow staff recommendation. Motion seconded by F. Seman. Motion carried with 4 Yeas.

Preliminary Plan of "The Fairways", Lots 19 & 36 on State Route 59 and Powdermill Road in Franklin Township, Heritage Development, applicant

S. Christian-Bennett made a motion to accept the preliminary plan for review. Motion seconded by J. Beal. Motion carried with 4 Yeas.

Replat of Sublots 1, 2 and 3 in the "Reeves Allotment", Lots 38 & 39 on West Shore Drive in Franklin Township, Matthew Proske, applicant

A motion was made by Christian-Bennett to approve an extension of time until September 14, 2022. Motion seconded by F. Seman. Motion carried with 4 Yeas.

ZONING

Rootstown Township Text Amendment – Report presented by Todd Peetz

Rootstown Township already restricts solid waste in Sections 309.12 I and 370.10 I of the Zoning Resolution but does not have a definition for what is considered solid or hazardous waste.

The following is proposed: "Solid and Hazardous Waste: ~~Our definition of~~ solid and hazardous waste DEFINITIONS ARE ~~is taken directly from~~ the Ohio Revised Code 3734.01. A COMPREHENSIVE LISTING OF SOLID AND HAZARDOUS WASTE ARE PROVIDED IN THIS SECTION."

Staff recommends a definition related to the ORC Sections and not just a reference to the section. Staff recommends mentioning a listing with reference to the ORC 3734.01 solid and hazardous waste list

A motion was made by S. Christian-Bennett to follow staff recommendation. Motion seconded by J. Beal. Motion carried with 4 Yeas.

Nelson Township Text Amendment – Report presented by Todd Peetz

Amendment No. 1

Nelson Township had a family build two residences on the same lot and then eventually joined them by a four-foot-wide breeze way. The Breeze was about ten feet long and enclosed them and had a 4 – 6-foot-wide opening with on a roof that joins it to the main house. Since the two dwellings have been connected the owners are claiming it is a duplex and were given a permit. Nelson Township is clarifying what a multi-family dwelling is in order to close the gray area.

Under Nelson Township's General Regulations, it already lists that only one principle building per lot is permitted. The following definition is being proposed:

"Dwelling, Two-Family – One building consisting of two complete and separate dwelling units THAT HAVE A COMMON MAJOR STRUCTURAL WALL, CEILING/ FLOOR."

Staff recommends approval as proposed.

Amendment No. 2

Nelson Township is proposing to allow bed and breakfast to operate within Nelson Township. The Zoning Commission is recommending it be listed as a conditional use and have developed a list of conditions. The following is being proposed:

“Conditionally Permitted Uses:

Open Space – Conservation District, Section 605.2

Rural Residential - R-1, Section 606

Moderate Density – R-2, Section 607.2

Article VII, Conditional Uses:

8. Bed and Breakfast

- a. Must be owner occupied
- b. Single structure i.e. Owner’s home with dedicated rooms to rent
- c. ~~Only provides bed and breakfast~~ MAY PROVIDE MEALS TO GUESTS ONLY
- d. No other business permitted on premises
- e. Maximum stay 7 days
- f. Meet all fire, safety and health department requirements as outlined by local and county authorities
- g. Conditional use permit expires 2 years from date issued and must be renewed
- h. Conditional use permit DOES not transfer to subsequent owners
- i. Outdoor lighting not to impede on neighboring properties
- j. Minimum of 1 designated parking space per room being offered for rent
- k. Additional parking area for trailers or campers (camper not to be used on site)
- l. Events/activities limited to current guestS only during the hours of 8 a.m. – 11:00 p.m.
- m. No alcohol sales

Staff recommends changes in c, g, h and l. In “c” staff questioned why they couldn’t serve a meal to guests at any time. Staff also questioned if “g” was consistent with other conditional use permits. If it isn’t, conditional use permits should be consistently enforced. In “h” a word seemed to be missing. In “l”, changed guest to say guests and there may be more than one room or more than one person staying at the Bed and Breakfast.

A motion was made by S. Christian-Bennett to follow staff recommendation for Amendment No. 1 and 2. Motion seconded by F. Seman. Motion carried with 4 Yeas.

Next Meeting

J. DiPaola announced the next Regional Planning Commission meeting will be held on October 12, 2022 at 4:30 p.m. The meeting will be held at the Reed Memorial Library, Jenkins Room, 167 East Main Street, Ravenna.

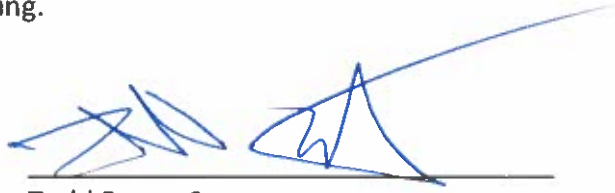
ADJOURNMENT

A motion was made by S. Christian-Bennett adjourn the meeting at 4:58 p.m. Motion seconded by J. Beal.

Minutes approved at the October 12, 2022, Meeting.



Jim DiPaola, Chairman



Todd Peetz, Secretary