

**Northfield Center Township
Zoning Commission Regular Meeting
December 8, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade moved to send to the Trustees for their review and approval the proposed text amendments to Section 310.08, swimming pools.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

Mr. Schade moved to send to the Trustees for their review and approval the proposed text amendments to Section 130.02, adding a new #42 "demolition."

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

Mr. Schade moved to send to the Trustees for their review and approval the proposed text amendments to Section 230.11 "Demolition of Structure" with the approved changed made by the Zoning Commission at their 12/8/14 Public Hearing.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders informed the Zoning Commission that a representative from Meijer Stores was planning on attending the January, 2015 Zoning Commission meeting to present plans for development of a new store in the Township. They would need to request that a parcel of land be changed from R-1 to Commercial zoning. They would eventually be submitting the proper application for that request.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the 11/10/14 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

2. Mr. Schade moved to waive the reading and approve the minutes of the 11/24/14 Work Session.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

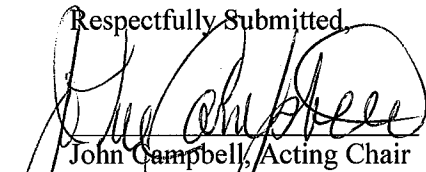
Mr. Schade moved to adjourn at 8:00 p.m.

Seconded by Ms. Johnson.

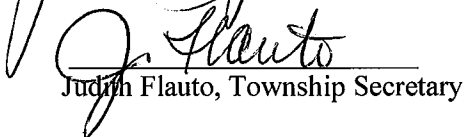
Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

Respectfully Submitted,


John Campbell, Acting Chair

11/2/15
Date


Judith Flauto, Township Secretary

1-12-15
Date

**Northfield Center Township
Zoning Commission Public Hearing
December 8, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:35 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing Continuation was to discuss proposed text amendments Regarding demolition, swimming pools and the definition of "demolition" for sections 230.11, 310.08 and 130.02 of the Northfield Center Township Zoning Resolution.

Secretary Flauto read the proposed swimming pool text amendments into the record.

Ms. Johnson moved to approve the swimming pool amendments as is.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate, aye.

The Zoning Commission then discussed the proposed text amendments for demolition permits.

Ms. Johnson suggested adding references to the Ohio Revised Code regarding definitions of "debris" and "clean hard fill."

Mr. Campbell moved to accept the changes discussed to proposed text amendments for demolition permit.

Seconded by Ms. Johnson.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate, aye.

*****TEXT AMENDMENTS FOR DEMOLITION PERMIT, DEFINITION OF
DEMOLITION AND SWIMMING POOLS ARE ATTACHED TO THESE
MINUTES.*****

C. ADJOURNMENT:

Mr. Schade moved to adjourn at 6:50 p.m.

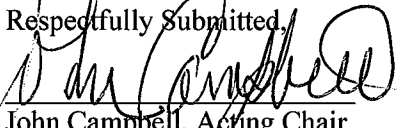
Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;

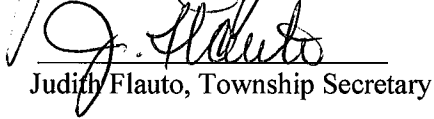
Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate, aye.

Respectfully Submitted,



John Campbell, Acting Chair

11/2/15
Date



Judith Flauto, Township Secretary

1.10.15
Date

Proposed Text Amendment for Demolition Permit:

Add the following new section to Chapter 230 "General Provisions"

230.11 DEMOLITION OF STRUCTURE. *In order to demolish a structure, an applicant needs to obtain a permit from the Township Zoning Inspector. The applicant must meet the following requirements:*

- A. Applicant must provide proof of coordination with the public utility companies to disconnect all utility services.*
- B. The applicant must have an approved demolition permit from the Summit County Building Department.*
- C. The Township approved permit will allow the applicant to tear down the building or buildings, remove the foundation, and haul away all debris from site; refer to ORC 3745-400 for the definition of "debris." The applicant must back fill with clean, hard fill material, and refer to ORC 3745-400 for the definition of "clean hard fill."*
- D. Demolition of primary structure on a property requires that all accessory structures be removed unless the property contains two (2) or more primary structures. All demolition material must be removed from the site. All basements or foundations (slabs) must be removed completely and backfilled with suitable soil approved by a certified construction inspector, and compacted to prevent future settlement. All driveways, including aprons must be removed and the ground restored to the surrounding grade including restoration of any drainage ditches that were disturbed. There is no burial of debris allowed on the property.*
- E. Site restoration is required as part of meeting the zoning permit requirements. All areas disturbed must be seeded and mulched immediately after final grading. Final grading should be in such a manner that it be similar in grade to the surrounding area on the property. Time completion for site restoration shall be thirty (30) days from the date that the last building or structure was demolished. Any debris or dirt on the public roadway shall be cleaned up daily at the end of business day.*

Add new definition to Chapter 130 "Definitions" page 6, new #42:

130.02 "DEFINITIONS."

- 42. DEMOLITION:** *The teardown and removal of all structures.*

PROPOSED TEXT AMENDMENTS FOR SWIMMING POOLS:

Section 310.08, existing letter "H" #1 currently reads:

1. In ground and aboveground pools with a height less than 4 feet shall be completely surrounded by a fence or wall not less than 4 feet in height.

Revise Section 310.08 Existing Letter "H" #1 to read:

1: In ground and above-ground pools with a height of less than four (4) feet or soft-wall pools 18 inches in height or greater shall be completely surrounded by a fence or wall not less than four (4) feet in height.

Section 310.08, existing letter "H" #3 currently reads:

3. Above-ground pools having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Revise Existing Section 310.08 letter "H" # 3 to read:

3: Above-ground pools having hard wall vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Add a new #6 to Existing Section 310.08 to read:

6: Pools under 18 inches in height are not classified as swimming pools and are exempt from these regulations.

**Northfield Center Township
Zoning Commission Work Session
November 24, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:03 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Yakich told the Zoning Commission that the information that came from the Summit County Planning Commission regarding the proposed text amendments for swimming pools and demolition permits was good; he was pleased with their review and recommendations.

Mr. Campbell asked if the text for demolition permits should read "Summit County," not just "county" when referring to Summit County.

Mr. Schade asked if the demolition amendments should refer to Summit County ORC.

Mrs. Johnson explained that if you google the ordinances that are referred to, they will come right up; just specify the ordinances being referred to.

The work session went on and members of the ZC discussed the proposed text amendments to demolition permits and swimming pool regulations, and during this time made additional changes. **PROPOSED TEXT AMENDMENTS TO SWIMMING POOLS AND DEMOLITION PERMITS ARE ATTACHED TO THESE MINUTES.**

C. ADJOURNMENT:

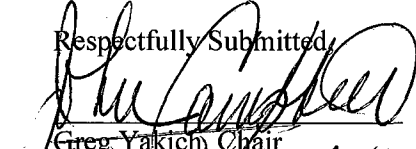

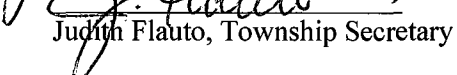
Mr. Yakich moved to adjourn at 8:00 p.m.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

Respectfully Submitted,


Greg Yakich, Chair

John Campbell, Acting Chair

Judith Flauto, Township Secretary

12/8/14
Date

12-8-14
Date

PROPOSED TEXT AMENDMENTS FOR SWIMMING POOLS:

Section 310.08, existing letter "H" #1 currently reads:

1. In ground and aboveground pools with a height less than 4 feet shall be completely surrounded by a fence or wall not less than 4 feet in height.

Revise Section 310.08 Existing Letter "H" #1 to read:

1: In ground and above-ground pools with a height of less than four (4) feet or soft-wall pools 18 inches in height or greater shall be completely surrounded by a fence or wall not less than four (4) feet in height.

Section 310.08, existing letter "H" #3 currently reads:

3. Above-ground pools having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Revise Existing Section 310.08 letter "H" # 3 to read:

3: Above-ground pools having hard wall vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Add a new #6 to Existing Section 310.08 to read:

6: Pools under 18 inches in height are not classified as swimming pools and are exempt from these regulations.

Proposed Text Amendment for Demolition Permit:

Add the following new section to Chapter 230 "General Provisions"

230.11 DEMOLITION OF STRUCTURE. *In order to demolish a structure, an applicant needs to obtain a permit from the Township Zoning Inspector. The applicant must meet the following requirements:*

- A. Applicant must provide proof of coordination with the public utility companies to disconnect all utility services.*
- B. The applicant must have an approved demolition permit from the Summit County Building Department.*
- C. The Township approved permit will allow the applicant to tear down the building or buildings, remove the foundation, and haul away all debris from site. The applicant must back fill with clean, hard fill material, and refer to ORC 3745-400 F.*
- D. Demolition of primary structure on a property requires that all accessory structures be removed unless the property contains two (2) or more primary structures. All demolition material must be removed from the site. All basements or foundations (slabs) must be removed completely and backfilled with suitable soil approved by a certified construction inspector, and compacted to prevent future settlement. All driveways, including aprons must be removed and the ground restored to the surrounding grade including restoration of any drainage ditches that were disturbed. There is no burial of debris allowed on the property.*
- E. Site restoration is required as part of meeting the zoning permit requirements. All areas disturbed must be seeded and mulched immediately after final grading. Final grading should be in such a manner that it be similar in grade to the surrounding area on the property. Time completion for site restoration shall be thirty (30) days from the date that the last building or structure was demolished. Any debris or dirt on the public roadway shall be cleaned up daily at the end of business day.*

Add new definition to Chapter 130 "Definitions" page 6, new #42:

130.02 "DEFINITIONS."

42. DEMOLITION: *The teardown and removal of all structures.*

**Northfield Center Township
Zoning Commission Regular Meeting
November 10, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell wanted to see in the proposed demolition text, a mention about sanitary sewer and storm sewer to refer these particular items to Summit County.

Inspector Saunders reminded the ZC that there are still some wells around; they should also be mentioned in the text amendment.

Mrs. Johnson cautioned the ZC to be careful with definitions, referred to ORC handout that she distributed regarding clean hard fill. HANDOUT ATTACHED TO THESE MINUTES. She felt that terms being used in the text amendments need to be defined, and some can be interchangeable, which also raises a need for caution.

Ms. Bielecki asked about rebar in the clean fill.

Mr. Schade said that backfill should be with clean fill dirt.

Mr. Campbell said that the ZC cannot get into every little aspect of what is considered clean fill; he asked why Inspector Saunders can't authorize the fill being used.

Mr. Campbell moved to hold a work session on November 24, 2014 at 7:00 p.m. to discuss demolition and pool text amendments.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, aye.

Mr. Schade moved to hold a Public Hearing on December 8, 2014 at 6:30 p.m. to discuss text amendments regarding demolition, swimming pools and definition of "demolition" for sections 230.11, 310.08 and 130.02 of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, aye.

Mr. Schade moved to nominate Greg Yakich as 2015 Zoning Commission Chair.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders told the ZC that a church inquired about the Rittenour property to build a possible church and seminary.

Mr. Campbell asked what could be done about the U-Haul trailers at 70 W. Aurora Rd.

Inspector Saunders said that they would be moved out.

Mr. Campbell asked if the Township should take legal action.

Trustee Reville told Inspector Saunders to have the prosecutor send a letter to 70 W. Aurora Rd.

Inspector Saunders also told the ZC that Mr. Salemi also wants to have trailer rentals in his storage facility. He would need a variance because that is only allowed in a C-4 zoning.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the 10/13/14 Regular Meeting.

Seconded by Mrs. Johnson.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, abstain.

E. PUBLIC COMMENTS:

Kelly Swan, 73 Firebush Lane asked what type of building improvements require permits. Inspector Saunders explained what items require Township permits and which items require County permits.

F. ADJOURNMENT:

Mr. Schade moved to adjourn at 8:00 p.m.

Seconded by Ms. Bielecki.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, aye.

Respectfully Submitted,


John Campbell, Acting Chair

Date

12/8/14


Judith Flauto, Township Secretary

Date

12-8-14

230.11 Demolition of Structure: Notes

- Need to define "clean fill" in Text Amendment
- Need to specify what "debris" is – if it is defined as "clean fill" property owner has right to bury it (see ORC text below)
 - i.e. we need to be careful of private property rights
- New owner assumes liability of all buried materials at point of sale
 - Old/original property owner liable for any illegal substances they left on property without disclosing to new property owner

Chapter 3745-400 Disposal Methods for Construction and Demolition Debris; Licensed Facilities

3745-400-01 Definitions.

(E) "Clean hard fill" means construction and demolition debris which consists only of reinforced or nonreinforced concrete, asphalt concrete, brick, block, tile, and/or stone which can be reutilized as construction material. Brick in clean hard fill includes but is not limited to refractory brick and mortar. Clean hard fill does not include materials contaminated with hazardous wastes, solid wastes, or infectious wastes

(F) "Construction and demolition debris" or "debris" means those materials resulting from the alteration, construction, destruction, rehabilitation, or repair of any manmade physical structure, including, without limitation, houses, buildings, industrial or commercial facilities, or roadways. "Construction and demolition debris" does not include materials identified or listed as solid wastes, infectious wastes, or hazardous wastes pursuant to Chapter 3734. of the Revised Code and rules adopted under it; or materials from mining operations, nontoxic fly ash, spent nontoxic foundry sand, and slag; or reinforced or nonreinforced concrete, asphalt, building or paving brick, or building or paving stone that is stored for a period of less than two years for recycling into a usable construction material.

For the purpose of this definition, "materials resulting from the alteration, construction, destruction, rehabilitation, or repair of any manmade physical structure," are those structural and functional materials comprising the structure and surrounding site improvements, such as brick, concrete and other masonry materials, stone, glass, wall coverings, plaster, drywall, framing and finishing lumber, roofing materials, plumbing fixtures, heating equipment, electrical wiring and components containing no hazardous fluids or refrigerants, insulation, wall-to-wall carpeting, asphaltic substances, metals incidental to any of the above, and weathered railroad ties and utility poles.

"Materials resulting from the alteration, construction, destruction, rehabilitation, or repair" do not include materials whose removal has been required prior to demolition, and materials which are otherwise contained within or exist outside the structure such as solid wastes, yard wastes, furniture, and appliances. Also excluded in all cases are liquids including containerized or bulk liquids, fuel tanks, drums and other closed or filled containers, tires, and batteries.

(G) "Construction and demolition debris facility" or "facility" means any site, location, tract of land, installation, or building used for the disposal of construction and demolition debris.

**Northfield Center Township
Zoning Commission Regular Meeting
October 13, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:03 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The Zoning Commission discussed the proposed demolition permit text amendments.

Mrs. Johnson asked if the Township wanted to assume the liability if the Township is going to act as the inspector. If someone from our service dept. is supervising the backfilling, if something is not correct it can become the liability of that supervisor; should it be part of the permit that the property owner acquires and therefore assumes that liability of the demo and backfilling being done properly. She suggested that the regulations state that a certified construction inspector should be used.

Mr. Schade moved to send the proposed text amendments on Section 230.11 to Summit County Planning Commission.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye.

Mr. Schade moved to send the proposed text amendments on 310.08 to the Summit County Planning Commission.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye.

Mr. Schade moved to hold a Public Hearing on November 10, 2014 at 6:30 p.m. to discuss the text amendments to Section 230.11.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye.

Mr. Schade moved to hold a Public Hearing on November 10, 2014 immediately following the 6:30 p.m. Public Hearing to discuss the text amendments to Section 310.08.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye.

PROPOSED TEXT AMENDMENTS ARE ATTACHED TO THESE MINUTES

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders said he attended the Summit County Zoning Inspector's meeting, the new GIS system was revealed. New aerials are 2012 pictures, no longer from 2010. It will be on its own server now.

Summit County is putting an access manual together, mandatory for all roads and townships.

The glass house on Brandywine Rd. is in the process of being taken down by HUDD.

The cars on W. Highland (Wojcik Sr.) have not been removed yet.

No procedure yet on how to handle dead trees throughout the Township. It will be similar to the Summit County grass ordinance.

Mr. Yakich wanted to ensure that the residents will have ample time to take care of dead trees on their property before the Township takes action.

Inspector Saunders contacted the prosecutor to get the Senk house on Olde Eight back into court because of the semi-trailer on the property. He is attempting to contact the bank that recently bought the property.

Mrs. Johnson suggested that the bank may be trying to wait to see if the Township will tear the house down on the Senk property.

Mr. Yakich asked Inspector Saunders about the house in Charter Lakes that is running a business and keeping large equipment on the property.

Inspector Saunders said he contacted the owner and was told it would be cleaned up.

Mr. Campbell asked if Infinity Paving is putting a fence up on their property on Highland.

Inspector Saunders said he will be putting up a fence.

Mr. Yakich reminded the board that the ZC had asked Infinity Paving to make the fence a privacy style, board on board fence.

Mr. Schade said that there are still U-Hauls at the Marathon Station at 70 W. Aurora.

Inspector Saunders told the ZC that Joe Salemi will be asking for trailer rentals at his storage unit facility, which is zoned C-1.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the 8/11/14 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, abstain.

2. Mr. Schade moved to waive the reading and approve the minutes of the 9/3/14 Work Session.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, abstain.

3. Mr. Schade moved to waive the reading and approve the minutes of the 9/8/14 Public Hearing-fences.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, abstain; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, abstain.

4. Mr. Schade moved to waive the reading and approve the minutes of the 9/8/14 Public Hearing-structures.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, abstain; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, abstain.

5. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 9/8/14.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, abstain; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, abstain.

6. Mr. Schade moved to waive the reading and approve the minutes of the 9/16/14 Work Session.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, abstain.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

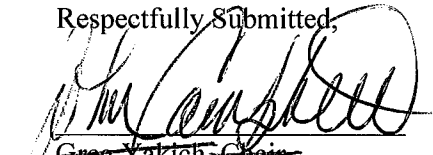
Mr. Yakich moved to adjourn at 7:49 p.m.

Seconded by Mr. Schade.

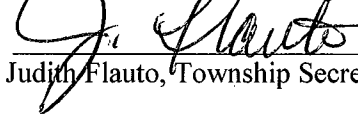
Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Michelle Johnson, aye.

Respectfully Submitted,


~~Greg Yakich, Chair~~
John Campbell, Acting Chair

11/10/14
Date


Judith Flauto, Township Secretary

11.10.14
Date

NORTHFIELD CENTER TOWNSHIP

9546 Brandywine Road
Northfield Center, Ohio 44067-2408
330-467-7646

ZONING DEPARTMENT
Zoning Inspector
Donald A. Saunders

*Put in
next ZC
meeting folder.*

10/14/14

Ms. Susan DeChant, A.I.C.P.
Comprehensive Planning Admin.
S. C. Planning Commission
175 S. Main St., Room 206
Akron, OH 44308

Dear Ms. DeChant,

The Northfield Center Township Zoning Commission would like the following enclosed text amendments and definition to be added to the agenda for the November 13, 2014 Planning Commission Meeting for review.

I am also sending you this information via U. S. Mail.

If you have any questions, please contact me at 330-467-7646, ext. 2 on MWF, 10am-2:30pm.

Sincerely,

Judy Flauto

Judy Flauto
Northfield Center Township Secretary

Cc: Zoning Commission
Trustees
Zoning Inspector

Proposed Text Amendment for Demolition Permit:

Add the following new section to Chapter 230 "General Provisions"

230.11 DEMOLITION OF STRUCTURE.

A. Tear down, remove foundation, and haul away all debris from site. Back fill with approved fill material.

B. Demolition of primary structure on a property requires that all accessory structures be removed unless the property contains two (2) or more primary structures. All demolition material must be removed from the site. All basements or foundations (slabs) must be removed completely and backfilled with suitable soil approved by a certified construction inspector, and compacted to prevent future settlement. All driveways, including aprons must be removed and the ground restored to the surrounding grade including restoration of any drainage ditches that were disturbed. There is no burial of debris allowed on the property. All areas disturbed must be seeded and mulched immediately after final grading. Final grading should be in such a manner that it be similar in grade to the surrounding area on the property. Any debris or dirt on the public roadway shall be cleaned up. Time completion shall be fourteen (14) days from execution of permit. Permit to be issued by Zoning Inspector.

Add new definition to Chapter 130 "Definitions" page 6, new #42:

130.02 "DEFINITIONS."

42. DEMOLITION: *The teardown and removal of all structures and site restoration.*

PROPOSED TEXT AMENDMENTS FOR SWIMMING POOLS:

Section 310.08, existing letter "H" #1 currently reads:

1. In ground and aboveground pools with a height less than 4 feet shall be completely surrounded by a fence or wall not less than 4 feet in height.

Revise Section 310.08 Existing Letter "H" #1 to read:

1: In ground and above-ground pools with a height of less than four (4) feet or soft-wall pools 18 inches in height or greater shall be completely surrounded by a fence or wall not less than four (4) feet in height.

Section 310.08, existing letter "H" #3 currently reads:

3. Above-ground pools having vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Revise Existing Section 310.08 letter "H" # 3 to read:

3: Above-ground pools having hard wall vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Add a new #6 to Existing Section 310.08 to read:

6: Pools under 18 inches in height are not classified as swimming pools and are exempt from these regulations.

**Northfield Center Township
Zoning Commission Work Session
September 16, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Inspector Saunders gave a paragraph with information for demolition permit requirements as a suggestion.

Mr. Schade confirmed that Inspector Saunders wanted to include accessory structures in a demolition permit as well as primary structures.

Mr. Campbell confirmed that foundations included slabs for slab homes as part of the restoration process after demolition.

Inspector Saunders said yes, it would include slabs.

Mr. Yakich asked Inspector Saunders if he gave any thought to a timeframe for demolition requirements to be completed.

Inspector Saunders suggested 2 weeks.

Mr. Schade said it should actually read 14 business days.

Mr. Yakich asked Inspector Saunders if he would discuss the demolition permit with the Trustees.

Inspector Saunders said he would.

The ZC then went on to discuss swimming pool regulations.

Changes were discussed to existing Section 310.08, letter "H", numbers 1 and 3. The Zoning Commission also added a new #6 to this section regarding pools under 18 inches in height being exempt from these regulations.

*** Both text amendments discussed at this Work Session are attached to these minutes.***

C. ADJOURNMENT:

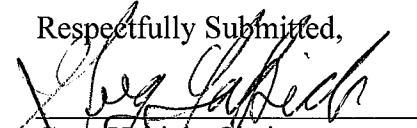
Mr. Yakich moved to adjourn at 7:40 p.m.

Seconded by Mr. Lovano.

Roll Call:

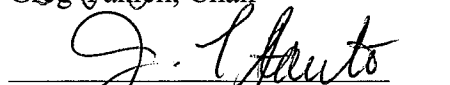
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



Greg Yakich, Chair

10-13-14
Date



Judith Flauto, Township Secretary

10-13-14
Date

Proposed Text Amendment for Demolition Permit:

Add new section:

230.11 DEMOLITION OF STRUCTURE.

A. Tear down, remove foundation, and haul away all debris from site. Back fill with approved fill material. Approval of fill material to be given by Zoning Inspector.

B. Demolition of primary structure on a property requires that all accessory structures be removed unless the property contains two (2) or more primary structures. All demolition material must be removed from the site. All basements or foundations (slabs) must be removed completely and backfilled with suitable soil approved by the Zoning Inspector and compacted to prevent future settlement. All driveways, including aprons must be removed and the ground restored to the surrounding grade including restoration of any drainage ditches that were disturbed. There is no burial of debris allowed on the property. All areas disturbed must be seeded and mulched immediately after final grading. Final grading should be in such a manner that it be similar in grade to the surrounding area on the property. Any debris or dirt on the public roadway shall be cleaned up. Time completion shall be fourteen (14) days from execution of permit. Permit to be issued by Zoning Inspector.

Add new definition to Chapter 130 "Definitions" page 6, new #42:

130.02 DEFINITIONS.

42. DEMOLITION: The teardown and removal of all structures and site restoration.

Proposed Text Amendment for Swimming Pools:

Revise Existing Section 310.08 letter "H" Swimming Pools.

Revise Section 310.08 Existing Letter "H" #1 to read:

#1: In ground and above-ground pools with a height of less than four (4) feet or soft-wall pools 18 inches or greater shall be completely surrounded by a fence or wall not less than four (4) feet in height.

Revise Existing Section 310.08 letter "H" number 3 to read:

#3: Above-ground pools having hard wall vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Add a new #6 to Existing Section 310.08 to read:

#6: Pools under 18 inches are not classified as swimming pools and are exempt from these regulations.

**Northfield Center Township
Zoning Commission Regular Meeting
September 8, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:15 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Lovano moved to accept the change from 3 feet off property from side and rear property lines to on property line for side and rear fences.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Mr. Schade moved to change the definition of structure, #145 in Chapter 130 read "a structure is anything that is constructed or located, permanently or temporarily, on, in or under the ground, including but not limited to buildings, sheds, walls, bridges, fences, outdoor seating facilities, platforms, pools, tanks, towers, roadside stands, and signs but not including vehicles."

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Mr. Schade moved to have a Work Session on 9/16/14 at 7:00 p.m. to discuss demolition permits and swimming pool regulations. ZC may discuss additional items at this Work Session.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

HUDD will tear down the glass house on Brandywine rd.

More cars will be towed, this week on W. Highland.

There is a large problem with dead trees throughout the Township.

Senk house on Olde Eight has a semi-trailer on the property. Will be taken back to court.

Helicopters will start overhead work for First Energy in the next few weeks.

D. APPROVAL OF MINUTES:

No minutes to approve at this meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

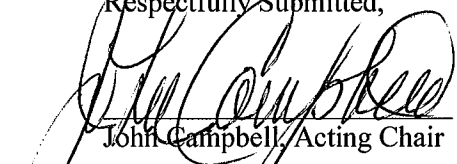
Mr. Campbell moved to adjourn at 7:50 p.m.

Seconded by Mr. Schade.

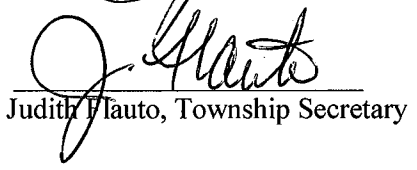
Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye

Respectfully Submitted,


John Campbell, Acting Chair

10/13/14
Date


Judith Flauto, Township Secretary

10.13.14
Date

**Northfield Center Township
Zoning Commission Work Session
September 16, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Inspector Saunders gave a paragraph with information for demolition permit requirements as a suggestion.

Mr. Schade confirmed that Inspector Saunders wanted to include accessory structures in a demolition permit as well as primary structures.

Mr. Campbell confirmed that foundations included slabs for slab homes as part of the restoration process after demolition.

Inspector Saunders said yes, it would include slabs.

Mr. Yakich asked Inspector Saunders if he gave any thought to a timeframe for demolition requirements to be completed.

Inspector Saunders suggested 2 weeks.

Mr. Schade said it should actually read 14 business days.

Mr. Yakich asked Inspector Saunders if he would discuss the demolition permit with the Trustees.

Inspector Saunders said he would.

The ZC then went on to discuss swimming pool regulations.

Changes were discussed to existing Section 310.08, letter "H", numbers 1 and 3. The Zoning Commission also added a new #6 to this section regarding pools under 18 inches in height being exempt from these regulations.

*** Both text amendments discussed at this Work Session are attached to these minutes.***

C. ADJOURNMENT:

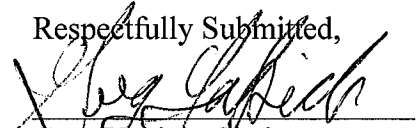
Mr. Yakich moved to adjourn at 7:40 p.m.

Seconded by Mr. Lovano.

Roll Call:

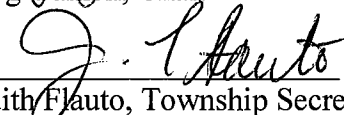
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



Greg Yakich, Chair

10-13-14
Date



Judith Flauto, Township Secretary

10-13-14
Date

Proposed Text Amendment for Demolition Permit:

Add new section:

230.11 DEMOLITION OF STRUCTURE.

A. Tear down, remove foundation, and haul away all debris from site. Back fill with approved fill material. Approval of fill material to be given by Zoning Inspector.

B. Demolition of primary structure on a property requires that all accessory structures be removed unless the property contains two (2) or more primary structures. All demolition material must be removed from the site. All basements or foundations (slabs) must be removed completely and backfilled with suitable soil approved by the Zoning Inspector and compacted to prevent future settlement. All driveways, including aprons must be removed and the ground restored to the surrounding grade including restoration of any drainage ditches that were disturbed. There is no burial of debris allowed on the property. All areas disturbed must be seeded and mulched immediately after final grading. Final grading should be in such a manner that it be similar in grade to the surrounding area on the property. Any debris or dirt on the public roadway shall be cleaned up. Time completion shall be fourteen (14) days from execution of permit. Permit to be issued by Zoning Inspector.

Add new definition to Chapter 130 "Definitions" page 6, new #42:

130.02 DEFINITIONS.

42. DEMOLITION: The teardown and removal of all structures and site restoration.

Proposed Text Amendment for Swimming Pools:

Revise Existing Section 310.08 letter "H" Swimming Pools.

Revise Section 310.08 Existing Letter "H" #1 to read:

#1: In ground and above-ground pools with a height of less than four (4) feet or soft-wall pools 18 inches or greater shall be completely surrounded by a fence or wall not less than four (4) feet in height.

Revise Existing Section 310.08 letter "H" number 3 to read:

#3: Above-ground pools having hard wall vertical surfaces of at least 4 feet in height shall be required to have fences and gates only where access may be had to the pool.

Add a new #6 to Existing Section 310.08 to read:

#6: Pools under 18 inches are not classified as swimming pools and are exempt from these regulations.

**Northfield Center Township
Zoning Commission Regular Meeting
September 8, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:15 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Lovano moved to accept the change from 3 feet off property from side and rear property lines to on property line for side and rear fences.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Mr. Schade moved to change the definition of structure, #145 in Chapter 130 read "a structure is anything that is constructed or located, permanently or temporarily, on, in or under the ground, including but not limited to buildings, sheds, walls, bridges, fences, outdoor seating facilities, platforms, pools, tanks, towers, roadside stands, and signs but not including vehicles."

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Mr. Schade moved to have a Work Session on 9/16/14 at 7:00 p.m. to discuss demolition permits and swimming pool regulations. ZC may discuss additional items at this Work Session.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

HUDD will tear down the glass house on Brandywine rd.

More cars will be towed, this week on W. Highland.

There is a large problem with dead trees throughout the Township.

Senk house on Olde Eight has a semi-trailer on the property. Will be taken back to court.

Helicopters will start overhead work for First Energy in the next few weeks.

D. APPROVAL OF MINUTES:

No minutes to approve at this meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

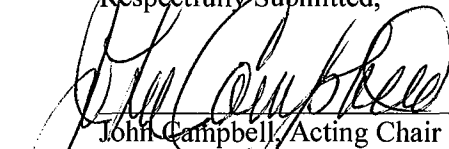
Mr. Campbell moved to adjourn at 7:50 p.m.

Seconded by Mr. Schade.

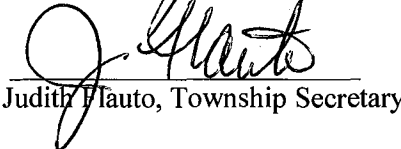
Roll Call:

Greg Yakich, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye

Respectfully Submitted,


John Campbell, Acting Chair

10/13/14
Date


Judith Flauto, Township Secretary

10-13-14
Date

**Northfield Center Township
Zoning Commission Public Hearing
September 8, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing Continuation was to discuss proposed text amendments to the definition of "structure" in Chapter 130 Definitions of the Northfield Center Township Zoning Resolution.

Mr. Schade stated that he liked the definition of "structure" from Twinsburg Township.

Mr. Lovano wanted to add the words "in or under" to the Twinsburg Township definition.

ZC agreed that they would like to use the Twinsburg Township definition of structure with previously discussed changes made to it.

C. ADJOURNMENT:

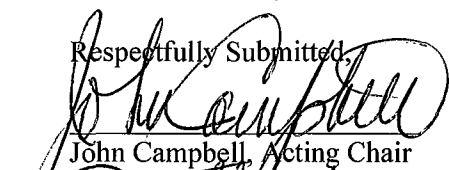
Mr. Campbell moved to adjourn at 7:05 p.m.

Seconded by Mr. Schade.

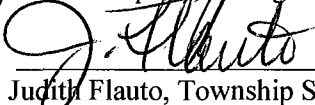
Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Acting Chair

10/13/14
Date


Judith Flauto, Township Secretary

10-17-14
Date

**Northfield Center Township
Zoning Commission Public Hearing
September 8, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:35 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing Continuation was to discuss proposed text amendments Regarding fence regulations to Chapter 310, Schedule 310.08 of the Northfield Center Township Zoning Resolution.

The ZC reviewed the recommendations from the Summit County Planning Commission.

Mr. Lovano felt that without the 3 feet setback, it could cause problems in front yards that don't have any sidewalks.

Mr. Schade suggested changing the front yard fence height from 3 and ½ feet to 3 feet, and the fence can still be on the property line as the proposed text says.

Mr. Lovano pointed out that the height has not changed. The fence will be kept on the property line except for the front yard.

C. ADJOURNMENT:

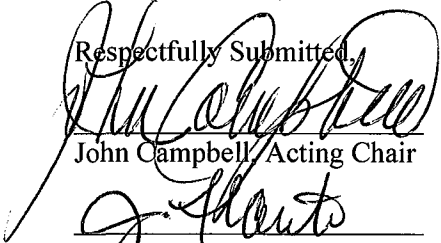
Mr. Schade moved to adjourn at 6:55 p.m.

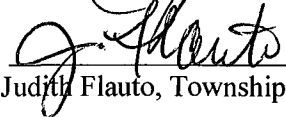
Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


John Campbell, Acting Chair


Judith Flauto, Township Secretary

10/13/14
Date

10-13-14
Date

**Northfield Center Township
Zoning Commission Work Session
September 3, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Yakich told the ZC that they had some information on demolition permits from Copley and Springfield; they do not have demo permits, but he would like to see Northfield Center have their own.

Mr. Campbell asked Inspector Saunders if he had anything that the ZC could use for wording.

Inspector Saunders said no, but they need to control how the material is hauled away and how it is restored. Restoration should be to the level that the site was at before the demolition occurred.

Mr. Yakich was in agreement with proper restoration.

Mr. Campbell asked if there was a time frame for how long someone has to complete a demolition and rebuild.

Inspector Saunders said it could depend on how the demolition is done.

At this time, the ZC discussed different wording for removal of debris as part of a demolition permit.

Mr. Yakich asked Inspector Saunders if he was going to approach the Trustees about a fee for a demolition permit.

Inspector Saunders said he would ask the Trustees about the fee.

Mr. Schade asked if Sagamore Hills had any demolition permit.

Inspector Saunders said no, it is at the discretion of the Zoning Inspector.

Mr. Lovano suggested wording for a demolition permit.

Mr. Yakich asked Inspector Saunders if he thought the ZC should put a stipulation in a demo permit requiring a new structure/addition to match materials to existing remaining structure.

Inspector Saunders did not feel that would be enforceable as it is getting into aesthetics.

Inspector Saunders also told the ZC that they may want to review pool fencing regulations.

C. ADJOURNMENT:

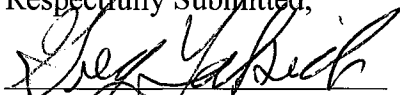
Mr. Campbell moved to adjourn at 7:35 p.m.

Seconded by Mr. Schade.

Roll Call:

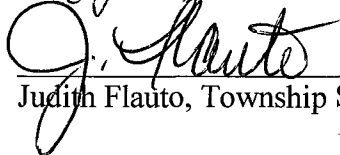
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



Greg Yakich, Chair

10-13-14
Date



Judith Flauto, Township Secretary

10-13-14
Date

**Northfield Center Township
Zoning Commission Regular Meeting
August 11, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:01 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade moved to have a Public Hearing on 9/18/14 at 6:30 p.m. on Chapter 310, Schedule 310.08 regarding fences.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

Mr. Schade moved to hold a Public Hearing on 9/8/14 immediately following the 6:30 p.m. Public Hearing on the definition of "structure", in Chapter 130.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders told the ZC that he would have a new copy of agricultural regulations before next meeting for them to review and suggest any changes necessary.

A re-zoning case may come before the ZC for the Spitzer 20-acre property, would be the property West of Spitzer Chevy; a large retailer is considering purchasing the property.

Mr. Campbell asked how the residents on Beechwood would be affected.

Inspector Saunders said if rezoning is done properly, Township could maintain some buffer zones.

Inspector Saunders also reviewed a letter from Copley regarding lot sizes/shapes in subdivisions.

Mr. Campbell asked Inspector Saunders if demolitions permits and bonds, wanted to get an update on what has been discussed.

Inspector Saunders said there is no regulation on accessory buildings on commercial lots, just residential lots. ZC may want to review this.

Mr. Schade moved to hold a Work Session on 8/27/14 at 7:00 p.m. to discuss demolition permits/bonds and accessory structures in a commercial zone.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 7/14/14 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, abstain.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

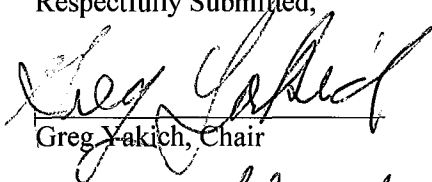
Mr. Schade moved to adjourn at 7:50 p.m.

Seconded by Mr. Yakich.

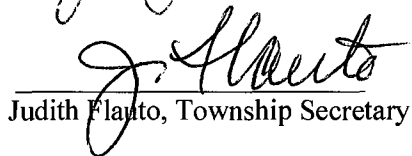
Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

Respectfully Submitted,


Greg Yakich, Chair

10-13-14
Date


Judith Flauto, Township Secretary

10-13-14
Date

**Northfield Center Township
Zoning Commission Regular Meeting
July 14, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade reminded the ZC that at a previous work session, Trustee Sommer brought up the question of what if someone had a chain link fence and then someone decided to put up a privacy fence, he feels that the ZC should leave the zoning regulations alone and let the BZA make a decision if necessary.

Mr. Lovano said it would probably be rare; he has 2 neighbors with fences on the property line and they want to replace their fences on the line; he wouldn't want their fences to be 3 feet in either.

Mr. Campbell pointed out that if each property owner was 3 feet in from the property line, there would be 6 feet in between fences.

Mr. Yakich felt that there are many different situations and there can't be standard answers to apply to every situation.

Mr. Campbell said that if a person has a property that is 100 x 100 x 100 x 100 and they are required to be 3 feet inside the property line for a fence, they have approximately 1200 square feet of property that they cannot use.

Mr. Yakich said he thought fences should be on the property line and there will be less issues.

The Zoning Commission discussed the following proposed text amendments to Chapter 310, Schedule 310.08 of the Northfield Center Township Zoning Resolution:

1. Eliminate "fences" from #4, so it will just read "walls."
2. Add a new letter C #8 to Schedule 310.08 to read "fences" in the use column.
3. The "yard permitted" column will read "front, side, & rear"
4. The "front yard regulations" column will read "property line."
5. The "minimum setback from lot line" column will also read "property line."
6. Will still keep the lower case "d" in the last 3 columns in the top corner of each column.

Mr. Schade moved to hold a Public Hearing on these proposed fence text amendments to Chapter 310, Schedule 310.08 on August 11, 2014 at 6:30 p.m.

Seconded by Mr. Yakich.

Roll Call:
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

Mr. Schade also moved to hold a Public Hearing on August 11, 2014 immediately following the 6:30 Public Hearing on the following proposed definition of "structure":

In Chapter 130 "Definitions," #143 "structures," on page 20 of the Northfield Center Township Zoning Resolution, delete the existing definition and replace with "a combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water."

Seconded by Mr. Yakich.

Roll Call:
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders informed the ZC that he has been getting a lot of inquiries about rezoning the property behind Spitzer Chevy for retail development.

Mr. Schade asked about the U-Hauls at the Marathon Station at 70 W. Aurora Rd.; Inspector Saunders said that it is still being worked on.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 6/9/14 Public Hearing Continuation.

Seconded by Mr. Lovano.

Roll Call:
Greg Yakich, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

Mr. Schade moved to waive the reading and approve the minutes the 6/9/14 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:
Greg Yakich, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

Mr. Schade moved to waive the reading and approve the minutes of the 6/11/14 Work Session with BZA/Trustees in attendance.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

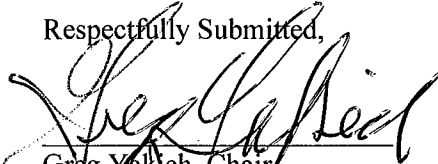
Mr. Yakich moved to adjourn at 7:50 p.m.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don
Christley, absent.

Respectfully Submitted,


Greg Yakich, Chair 8-11-14
Date


Judith Flauto, Township Secretary 8-11-14
Date

				Judy	Profile ▾	<input type="checkbox"/>	Sign Out	Home
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Contacts Notepad Calendar

Switch to the newest Yahoo Mail

Actions ▾ Apply

Mail Accounts

northfieldcenter.co...

yahoo.com

Inbox

Drafts

Sent

Spam (66)

[Empty]

Trash (4)

[Empty]

My Folders

[Edit]

Deleted Items

Holding Folder (41)

2 Public Hearings Cancelled for now

From: "Judy Flauto" <nctsecretary@northfieldcenter.com>

To: "Greg Yakich" <gyakich@windstream.net> "Don Christley" <don@platformcontracting.com>

"Daniel Shade" <dls810@windstream.net> "Basil Lovano" <leeba@att.net>

"John Campbell" <wcampbell4564@gmail.com>

Cc: "Don Saunders" <nctinspector@northfieldcenter.com>

Full Headers Printable View

Hello,
 I spoke to Greg Yakich a little while ago and told him that I forgot to submit legal notices to the News Leader for the 2 Public Hearings you wanted to have before your Regular Meeting on 8/11/14. They were supposed to be on Section 310.08 and also "structure" in the definitions chapter. I did, however, submit them to Summit County Planning Commission and they are confirmed to be on their agenda for their 8/21/14. The recommendations would not have been back for your 8/11/14 meeting, but you will have them for your Sept. meeting. Greg said we will just cancel the Public Hearings, and at the August meeting move to hold them in September. I apologize for the inconvenience.

Thanks, Judy

Actions ▾ Apply

**Northfield Center Township
Zoning Commission Work Session
with Trustees and Board of Zoning Appeals Members in Attendance
June 11, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:01 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye; Paul Buescher, aye; Richard Reville, aye; Brent Sommer, aye; Katherine Flauto, aye; Richard Wolff, aye; Vern Rudder, aye; John Romanik, aye; Bill Ford, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Trustee Reville began by explaining to all that Inspector Saunders had conveyed to him that the BZA would like a discussion of items that come before them often that are repetitive. One example is the 3-foot offset regulations for fencing. Another is the agricultural regulations in the zoning code, and sign regulations. People are tying fences together in many situations.

Mr. Yakich stated that zoning amendments are not warranted simply because a few residents complain.

Mr. Romanik said that current fence setback is 3-feet, but Inspector Saunders said that current State Regulations say 1 foot.

Trustee Buescher asked if that had been incorporated into the ORC already. Inspector Saunders said yes, it was changed last year; Trustee Buescher asked for a copy of that section of the ORC.

Mr. Schade said that the ZC was planning on reviewing the 3-foot setback requirement at their next meeting.

Mr. Wolff said that if the state regulations say a person can go 10 feet onto a neighbor's property to maintain the fence, then some regulations are needed to allow a fence on the property line.

Mr. Lovano felt that the 3-foot fence setback came from D.B. Hartt.

Trustee Sommer said that people weren't maintaining both sides of their fence if it was on the line, so it was moved in so people could maintain both sides. But now, there can be a 6-foot buffer if both neighbors' fences are inside their property lines by 3 feet.

At this time, there was general discussion about fencing and several members speaking.

Trustee Buescher suggested putting into the Zoning Resolution that if there is already an existing fence, another one cannot be put up.

Inspector Saunders then brought up the topic of U-Haul truck and trailer rentals in a T-C Zoning. He told members that the News Leader sent him a copy of a current newspaper ad for rentals from Mr. Kahn's Marathon Station at 70 W. Aurora Rd. that is in violation of the Zoning District and his Conditional Use Permit.

Mr. Ford reminded everyone that the BZA originally refused Mr. Kahn's request to rent the U-Haul vehicles during his Conditional Use hearing. He suggested that Inspector Saunders revoke his permit.

Mr. Romanik said that originally the BZA allowed him to do oil changes inside the building, which is not allowed, but it was a compromise for his permit.

Mr. Yakich pointed out that Spitzer renting vehicles is not in the same zoning.

Mr. Rudder said that Mr. Kahn's lawyer is pointing out that Spitzer is also renting vehicles when they are not allowed to either, but they are not being prosecuted. What is so bad about renting U-Haul vehicles?

Trustee Sommer pointed out that when someone starts doing that, others may want to do the same with other things; where does it stop?

Mr. Rudder pointed out that Rt. 82 is a heavily traveled business area, there are not many pedestrians walking around Town Center anymore.

Trustee Reville asked how this can be resolved? Spitzer has been renting vehicles for at least 10 years.

Trustee Buescher felt that Spitzer was not a concern, as they are a car dealership and have vehicles all over the property.

Mr. Schade suggested that the TC regulations should stand as they are now.

Inspector Saunders brought up the final item for discussion, which were agricultural regulations. The state has changed agricultural regulations; there is no longer an acreage limit for farm animals. It can only be regulated in a platted development or subdivision.

Trustee Buescher suggested that the noise ordinance can be used in cases where the agricultural regulations do not apply anymore.

Mr. Romanik said that he received a letter from a resident whose neighbor did not complete a new garage and enclose the existing garage, as per their permit. The resident stated that his neighbors had no intention of enclosing the existing garage.

Inspector Saunders said that the County permit has not expired yet; when that one expires, the Township can pursue the situation.

At this time, many members were simultaneously discussing bonds for building permits.

Mr. Christley felt that if you are going to put a bond on a new building, there should also be a bond on demolition as well.

Also discussed was what constituted a "structure." Mr. Yakich told Inspector Saunders that he needs to tell the Zoning Commission what he needs them to amend so he can enforce the code.

Mr. Romanik said that the BZA had asked for a "structure" to be defined.

Mr. Schade said that the ZC will refer to the ORC form some examples of "structures" and run them by the BZA for their opinion.

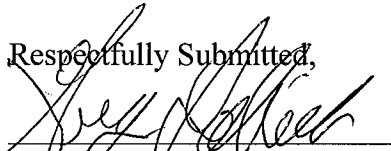
C. ADJOURNMENT:

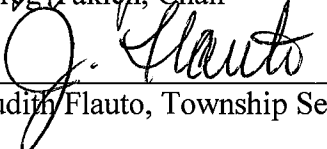
Mr. Yakich moved to adjourn at 8:00 p.m.

Seconded by Mr. Ford.


Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye; Paul Buescher, aye; Richard Reville, aye; Brent Sommer, aye; Katherine Flauto, aye; Richard Wolff, aye; Vern Rudder, aye; John Romanik, aye; Bill Ford, aye.

Respectfully Submitted,


Greg Yakich, Chair


Judith Flauto, Township Secretary



Date
7.14.14

Date

**Northfield Center Township
Zoning Commission Regular Meeting
June 9, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:40 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade moved to accept the proposed text amendments to Chapter 130 "Definitions" and Chapter 420, section 420.10 "Signs Exempt from Regulation" and submit to the Trustees for their review with recommendation for approval from the Zoning Commission.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

C. ZONING INSPECTOR'S SECTION:

First successful prosecution of a zoning violation was done for Joe Senk, 9083 Olde Eight, for keeping scrap tires on his property. There will be some other properties in court very soon. Mr. Kahn at 70 W. Aurora was notified that he may not rent U-Haul trucks/trailers. He has not seen any more equipment since a violation letter went out. Also, many Ash Trees are dead throughout the Township.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 5/7/14 Work Session.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

Mr. Schade moved to waive the reading and approve the minutes the 5/12/14 Public Hearing, "Nuisances Prohibited."

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

Mr. Schade moved to waive the reading and approve the minutes of the 5/12/14 Public Hearing, "Sign Regulations."

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

Mr. Schade moved to waive the reading and approve the minutes of the 5/12/14 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, absent.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

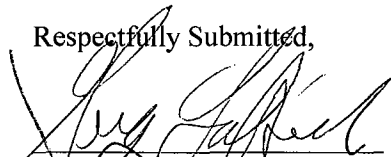
Mr. Yakich moved to adjourn at 7:19 p.m.

Seconded by Mr. Schade.

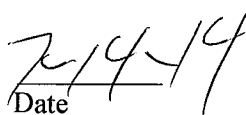
Roll Call:

Greg Yakich, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye; Don Christley, absent.


Respectfully Submitted,



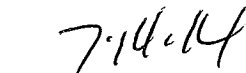
Greg Yakich, Chair



Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Public Hearing Continuation from 5/12/14
June 9, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:33 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell, absent; Daniel Schade, aye;
Basil Lovano, aye; Don Christley, absent.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing Continuation was to discuss proposed text amendments to Chapters 130 and 420 regarding definitions, sign regulations and signs exempt from regulation. This hearing is a continuation from 5/12/14.

Summit County Planning Commission's recommendations were distributed to the ZC members. Mr. Schade said that the Planning Commission agreed with the ZC even though they suggested changes. He did not feel that changes were necessary.

Mr. Yakich also did not see a need for any changes to the proposed text; the changes requested of the ZC were being added.

Mr. Lovano said the Planning Commission approved the proposed text with their consideration.

C. ADJOURNMENT:

Mr. Yakich moved to adjourn at 6:37 p.m.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, aye; John Campbell, absent; Daniel Schade, aye;
Basil Loyano, aye; Don Christley, absent.

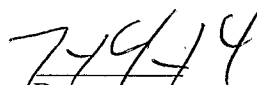
Respectfully Submitted,



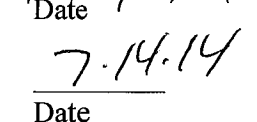
Greg Yakich, Chair



Judith Flauto, Township Secretary



Date



Date

**Northfield Center Township
Zoning Commission Regular Meeting
May 12, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

This meeting began with a discussion of the proposed sign text amendments.

Mr. Schade felt that the ZC had met all criteria for the proposed text amendments on "nuisances prohibited."

Mr. Schade moved to send the proposed text amendments regarding Chapter 130 "Definitions" to add "nuisances" and Chapter 230 "General Provisions," Section 230.02 "Nuisances Prohibited" of the Northfield Center Township Zoning Resolution to the Northfield Center Township Board of Trustees for their review; the Zoning Commission recommends their approval.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 4/14/14 Public Hearing.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, abstain;
Don Christley, abstain.

Mr. Schade moved to waive the reading and approve the minutes the 4/14/14 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

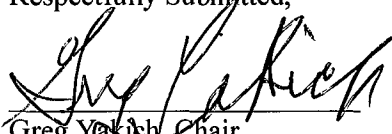
Mr. Yakich moved to adjourn at 7:05 p.m.

Seconded by Mr. Lovano.

Roll Call:


Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

Respectfully Submitted,



Greg Yakich, Chair

6-9-14
Date



Judith Flauto, Township Secretary

6-9-14
Date

**Northfield Center Township
Zoning Commission Public Hearing
May 12, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:40 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Don Christley, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing was to discuss proposed text amendments to Chapters 130 and 420 regarding definitions, sign regulations and signs exempt from regulation.

Mr. Campbell asked if this proposed text had been submitted to the Summit County Planning Commission.

Secretary Flauto said yes it was, and was on the agenda for their May, 2014 meeting later in the month.

Mr. Yakich felt that you can have freedom of speech without having a 6 x 8 foot sign in your yard; otherwise, he was in agreement with the proposed sign regulations text.

Mr. Campbell mentioned the case in Hudson that had a 4 x 8 foot sign in a yard and was told to take it down that went to court and lost; there is no restriction on size.

Mr. Schade moved to continue this Public Hearing on 6/9/14 at 6:30 pm.

Seconded by Mr. Yakich.

C. ADJOURNMENT:

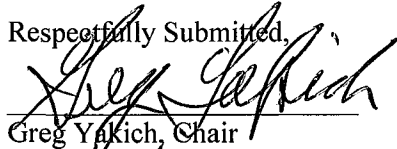
Mr. Yakich moved to adjourn at 6:45 p.m.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Don Christley, aye.

Respectfully Submitted,



Greg Yakich, Chair



Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Public Hearing
May 12, 2014**

Continuation from 4/14/14

A. CALL TO ORDER:

Meeting called to order at 6:33 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Don Christley, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

This Public Hearing continuation was to further discuss Chapter 130 "Definitions" and Chapter 230, "General Provisions", Section 230.02 "Nuisances Prohibited" of the NCT Zoning Resolution.

The ZC was given the Summit County Planning Commission's recommendations; the commission was in favor of the proposed text amendments.

Mr. Schade reminded the ZC that this is the topic that the County Prosecutor wanted to be reviewed.

Mr. Yakich said that even more than the prosecutor, it was Inspector Saunders that requested this topic be reviewed.

C. ADJOURNMENT:

Mr. Schade moved to adjourn at 6:37 p.m.

Seconded by Mr. Campbell.


Roll Call:

Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Don Christley, aye.

Respectfully Submitted,



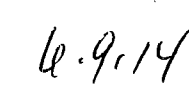
Greg Yakich, Chair



Date



Judith Flauto, Township Secretary



Date

SUMMIT COUNTY, OHIO

Nuisance

RUSSELL M. PRY, EXECUTIVE

RECEIVED

APR 30 2014

April 29, 2014

Northfield Center Township Zoning Commission
c/o Ms. Judy Flauto, Township Secretary
9546 Brandywine Road
Northfield Center, Ohio 44067-2408

COPIES TO: TRUSTEES
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✓ ZC

Dear Zoning Commission Members:

The purpose of a review by a County or Regional Planning Commission, of proposed Township zoning amendments as required by Section 519.12 of the Ohio Revised Code, is to assist the Township Zoning Commission by providing it with recommendations based on expert opinion, and/or planning and development considerations that often extend beyond township boundaries and which might not be obvious from the local point of view. It is not the function or the intent of the County of Summit Planning Commission to dictate local policies or to regulate the decisions of local governing bodies. It was in the spirit of assistance and advice that the County of Summit Planning Commission considered the proposed text amendments that were submitted for review.

The County of Summit Planning Commission took action at its last meeting held on April 24, 2014. The action concerned the proposed text amendments submitted by the Northfield Center Township Zoning Commission.

Item # 1, File 04-2014-01-Z

The Northfield Center Township Zoning Commission proposes to amend Chapter 130 Definitions to add a definition for Nuisance and also to amend Chapter 230 General Provisions, Sec. 230.02 Nuisances Prohibited.

RECOMMENDATIONS :

After proper review and due consideration, the Summit County Planning Commission recommended that the proposed text amendment, **Item # 1, File 04-2014-01-Z** be **APPROVED**.

The Staff write-ups and recommendations to the County Planning Commission are enclosed. Should you have any questions or comments regarding the recommendations, please feel free to contact our office by phone at 330-643-2005.

In order to keep our records current, the Department of Community and Economic Development requests that a copy of the proposed amendments be sent to this office, if and when they are approved by the Township Trustees.

Sincerely,

Susan DeChant, A.I.C.P.
Comprehensive Planning Administrator

Enc.

Cc: Dennis Tubbs



Planning Commission, File # 04-2014-01-Z
Zoning Text Amendment
Chapter 130 Definitions & Chapter 230
Northfield Center Township

Item No.: 1
Meeting: April 24, 2014
Applicant: Northfield Center Township Zoning Commission
Proposal: Definition for what constitutes a "Nuisance" and in Sec. 230.02 Nuisances Prohibited
Processor: Susan DeChant

Proposal: The Northfield Center Township Zoning Commission proposes text amendments in Chapter 130 Definitions. Text amendments are also being proposed in Chapter 230 General Provisions, Sec. 230.02 Nuisances Prohibited.

Purpose: These text amendments have been recommended (according to the Northfield Center Township zoning inspector), by the City of Stow Prosecutor's Office in the Stow Municipal Court who are handling some court cases for Northfield Center Township. Text to be added is shown by underlined text.

New Proposed Text:

Chapter 130 Definitions, Section 102

Nuisance: Any environmental pollutant, such as smoke, odors, liquid wastes, solid wastes, radiation, noise, vibration, glare, heat, vegetation, garbage, refuse and other debris.

Chapter 230, General Provisions

C. Refer to Section 505.87 of the Ohio Revised Code, abatement control

Staff Comments: The definition for Nuisance seems to be appropriate. Currently there is no definition for Nuisance in Chapter 130 Definitions.

Chapter 230, General Provisions

Section 230.02 Nuisances Prohibited

- A. No use shall be permitted or authorized to be established which, when conducted in compliance with the provisions of this Resolution and any additional conditions and requirements prescribed, may be hazardous, materially injurious, or offense due to the emission of odor, dust or other particulate matter, smoke, fumes, cinders, gas, noise, vibration, electrical interference, toxic and noxious materials, fire or explosive hazard, refuse matters and water carried wastes, or which will interfere with adjacent landowners enjoyment of the use of their lands.
- B. For the purpose of this Resolution, the storage of a junk or inoperable vehicle, except as otherwise permitted in Section 410.14, shall constitute a nuisance.
- C. **Refer to Section 505.87 of the Ohio Revised Code, abatement control.**

The text amendments appear to be appropriate, and staff recommends for approval.

Recommendation: Staff recommends to the Summit County Planning Commission that the proposed text amendments be **APPROVED**.

Summit County Planning Commission Action: APPROVAL.

SCPC Member	Present	Motion	Second	Yea	Nay	Abstain
Beckham, George	X			X		
Humphrys, Helen	X			X		
Corbett, Becky	X			X		
Kostandaras, Nick						
Mavrides, Allen						
Sommerville, Marco						
Shapiro, Ilene	X			X		
Snell, Rose Mary	X	X		X		
Stoiber, Dennis	X			X		
Terry, Robert	X			X		
Wiedie, Chuck	X		X	X		

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**Northfield Center Township
Zoning Commission Work Session
May 7, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:30 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Don Christley, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Yakich began the work session by starting with the discussion about truck/trailer rentals in a TC zoning.

Mr. Schade pointed out that the Marathon Station on West Aurora Rd. was still renting U Haul trucks/trailers; he is in violation of the Zoning Resolution.

Mr. Campbell referred to Attorney Jeff Snell's letter to Inspector Saunders on behalf of his client. He explained in his letter that the U Haul vehicle is not a sign. Mr. Campbell said that it is a sign, but regardless, there are no U Hauls allowed to be there anyhow; he said that explanation did not hold up, in the past other violators renting U Haul vehicles have been told to stop.

Mr. Yakich felt that this should be made a priority. He would like to see further follow-up on this situation. He believes that violators in the Township feel that they can get away with things.

Mr. Campbell referred to Chapter 350.01, letter "B," protects residents adjacent to commercial influences, and there are homes across the street from this Marathon Station.

Mr. Schade suggested putting this topic of truck/trailer rentals in a TC zoning on the work session agenda for the 6/11/14 meeting with ZC, BZA and Trustees.

Mr. Yakich then brought up the fence regulations requiring fences to have a 3-foot offset from sides and rear property lines. He said that those regulations were put in place originally so people could maintain their fences and remain on their property, thus alleviating disputes with neighbors.

Mr. Christley felt that fences should be on the property line because it defines the boundaries of the property and is a good marker to show property lines.

Mr. Lovano said that there could be a 6-foot gap between neighboring fences if each yard had to put their fence 3 feet in.

Mr. Yakich pointed out that a survey requirement might be a good idea before putting a permanent structure on a property line.

The ZC was in agreement that they would like to see the 3-foot offset requirements for fencing eliminated and allow them to be placed on the property line.

There was also a brief discussion about garage size regulations. Secretary Flauto read from the Zoning Resolution to clarify size regulations of garages and accessory buildings.

C. ADJOURNMENT:

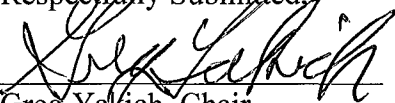
Mr. Schade moved to adjourn at 7:10 p.m.

Seconded by Mr. Campbell.

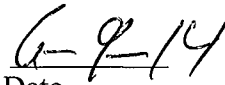
Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.


Respectfully Submitted,



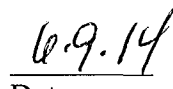
Greg Yakich, Chair



Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Regular Meeting
April 14, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Schade told the ZC that he looked up Section 420.10 in the NCT Zoning Resolution. He could only find some information about signs exempt from regulation; there are signs that are protected under the U. S. Constitution.

Mr. Yakich said that the restrictions on signs in the NCT Zoning Resolution are to regulate sign size. He also would like to see some type of fee attached to the signs so that, with political signs, the signs are cleaned up after the election. He felt that there should be some restrictions as to when signs can be put up and how soon after they need to be taken down after an election.

Mr. Campbell felt that if a fee for signs is charged, then you are restricting free speech.

Mr. Schade said that around the Township, 30-45 days after an election, the signs are usually down.

Mr. Yakich moved to set a Public Hearing for Section 420.10, letter "F" of the NCT Zoning Resolution and add a new definition regarding political signs and political advertising for May 12, 2014 at 6:30 p.m.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, absent; Don Christley, aye.

Mr. Yakich felt that the T-C guidelines to exclude truck/trailer rental originally had reasons behind those regulations. Have things changed over time, or are changes being made for the convenience of individuals and not necessarily the convenience of the Township residents.

Mr. Campbell reminded the ZC that this had been discussed before; an owner of a business may not be able to control how many rentals are on the property.

Mr. Yakich moved to have a Work Session on May 7, 2014 at 6:30 p.m.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders told the ZC that the agricultural regulations will need to be reviewed since the state changed them for Townships.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 3/10/14 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

E. PUBLIC COMMENTS:

Mike Miroglotta, 50 E. Highland Rd., Infinity Paving, spoke to the ZC. He bought the property that American Security was on located on Highland Rd. He wanted to demolish a house on the property and would like to fence in all equipment on the property. He wanted to get some input from the ZC about what options he has for fencing. The ZC members told Mr. Miroglotta that he could go as high as 6 feet for a privacy fence, or up to 8 feet without barbed wire.

Eric Czerwony, 234 Kenwick Dr., addressed the ZC. He asked about putting a fence on the property line to keep his chickens on his property. Inspector Saunders told him he could put an agricultural fence on the property line as long as he follows the state ORC regulations.

F. ADJOURNMENT:

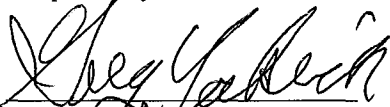
Mr. Yakich moved to adjourn at 7:33 p.m.

Seconded by Mr. Schade.


Roll Call:

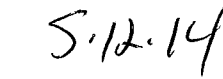
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

Respectfully Submitted,


Greg Yakich, Chair


Date


Judith Flauto, Township Secretary


Date

**Northfield Center Township
Zoning Commission Public Hearing
April 14, 2014**

A. CALL TO ORDER:

Meeting called to order at 6:37 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, absent; Don Christley, absent.

B. PUBLIC DISCUSSION OF APPLICATION:

The Zoning Commission briefly discussed Chapter 130 "Definitions" and Chapter 230, "General Provisions", Section 230.02 "Nuisances Prohibited" of the NCT Zoning Resolution. Secretary Flauto informed the ZC that the proposed text amendments to these Chapters had been submitted to the Summit County Planning Commission to review at their May, 2014 meeting.

Mr. Schade moved to continue the Public Hearing until May 12, 2014 at 6:30 p.m.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, absent; Don Christley, absent.

C. ADJOURNMENT:

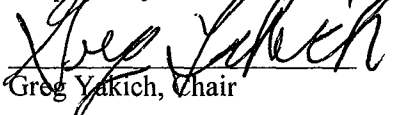
Mr. Yakich moved to adjourn at 6:40 p.m.

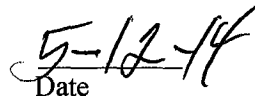
Seconded by Mr. Schade.

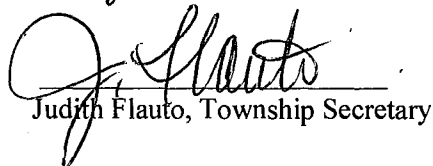
Roll Call:

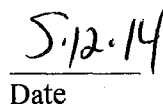
Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, absent; Don Christley, absent.

Respectfully Submitted,


Greg Yakich, Chair


Date


Judith Flauto, Township Secretary


Date

**Northfield Center Township
Zoning Commission Regular Meeting
March 10, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Secretary Flauto informed the Zoning Commission that she told the BZA to submit any issues they have with the Zoning Resolution in writing to her to begin a spreadsheet of possible topics to review with the Zoning Commission regarding the Zoning Resolution.

The Zoning Commission had a discussion about Section 505.87 of the Ohio Revised Code regarding nuisance abatement. The Zoning Commission did not agree on what constituted a nuisance per the definition in the ORC.

Mr. Schade moved to add a new letter "C" to Chapter 230.02 to refer to Section 505.87 of the Ohio Revised Code.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

Mr. Schade moved to add to Chapter 130 of the Northfield Center Township Zoning Resolution the word "nuisance" as discussed.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

Mr. Yakich moved to hold a Public Hearing on 4/14/14 at 6:30 p.m.

Seconded by Mr. Schade.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 12/9/13 Regular Meeting, TABLED at the Jan. and Feb. 2014 Regular Meetings.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, abstain; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, abstain.

Mr. Schade moved to waive the reading and approve the minutes of the 2/10/14 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, abstain; Basil Lovano, aye; Don Christley, abstain.

E. PUBLIC COMMENTS:

Dale Pescosolida, 131 Northfield Ave. asked the ZC members a few questions about removing two old accessory buildings and what the regulations were for building a new one.

F. ADJOURNMENT:

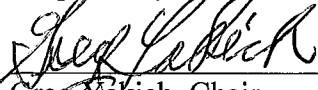
Mr. Yakich moved to adjourn at 7:50 p.m.

Seconded by Mr. Lovano.

Roll Call:

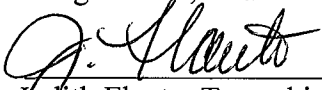
Greg Yakich, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Don Christley, aye.

Respectfully Submitted,



Greg Yakich, Chair

4-14-14
Date



Judith Flauto, Township Secretary

4.14.14
Date

**Northfield Center Township
Zoning Commission Regular Meeting
February 10, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; James Youel, absent; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders reported on the Senk property on Olde Eight Rd. regarding the scrap tires on the property. Court documents will be filed soon. The Keagle property on Vesta Ave. will also be filed soon. Then Inspector Saunders will focus on the Katzenmeyer property. He tried using the "Moving Ohio Forward" grant program to get some of these properties cleaned up/finished, but to no avail. The Summit County Health Dept. would not condemn the Wojcik property at 271 W. Highland. The Township will be able to prosecute some of these properties through Stow Municipal Court. Inspector Saunders also mentioned the Spitzer property on Rt. 82 was cleared without permits. Army Corp. of Engineers is now involved.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to TABLE the minutes of the 12/9/13 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; James Youel, absent; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye.

Mr. Campbell moved to waive the reading and approve the minutes of the 1/13/14 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; James Youel, absent; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

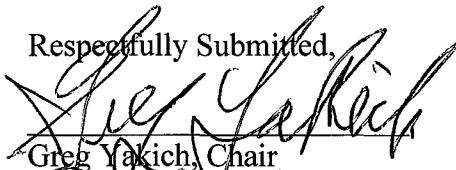
Mr. Yakich moved to adjourn at 7:19 p.m.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; James Youel, absent; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye.

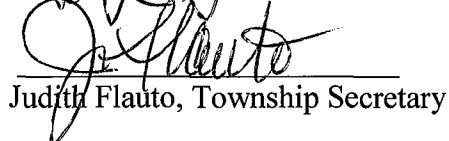
Respectfully Submitted,



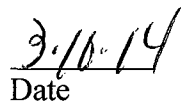
Greg Yakich, Chair



Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Regular Meeting
January 13, 2014**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; James Youel, aye; John Campbell aye;
Daniel Schade, absent; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Secretary Flauto updated the ZC members on last month's meeting from December, 2013. She told the ZC that Inspector Saunders said that if a case went to municipal court and the ordinance 509.08 of the Summit County nuisance code was not in our zoning code, it could not be prosecuted. He feels that this ordinance should go in our Zoning Code in Section 230.03. Also Inspector Saunders felt that agricultural regulations need to be revised in the Northfield Center Township Zoning Resolution. 189 W. Aurora is being worked on, house has been torn down to make room for new office to be built. Spitzer Chevy got permission from BZA to keep pole signs after remodel is done.

Mr. Campbell did not feel that the Summit County nuisance code was not the ZC's responsibility.

Mr. Youel felt that any changes to the Zoning Code would have to be done through a Public Hearing. He went on record as stating that he would vote no on this ordinance being added to the Zoning Resolution, as it is not a zoning issue.

Mr. Yakich felt that there are already many issues that the ZC has not control over, and this nuisance ordinance is a waste of the Zoning Commission's time. It can be discussed further at the next meeting.

C. ZONING INSPECTOR'S SECTION:

Not Present.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to TABLE the minutes of the 12/9/13 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

Greg Yakich, aye; James Youel, aye; John Campbell aye;
Daniel Schade, absent; Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

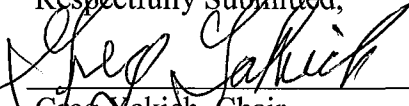
Mr. Yakich moved to adjourn at 7:25 p.m.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; James Youel, aye; John Campbell aye;
Daniel Schade, absent; Basil Lovano, aye.

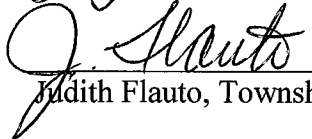
Respectfully Submitted,



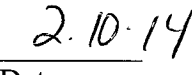
Greg Yakich, Chair



Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Regular Meeting
December 9, 2013**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by John Campbell, Acting Chair.

Roll Call:

Greg Yakich, absent; James Youel, absent; John Campbell aye;
Daniel Schade, aye; Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

See Zoning Inspector's Section.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders discussed the recommendation by the Summit County Prosecutor regarding adding section 509.08, nuisance code, into the Northfield Center Township Zoning Resolution, section 230.03. If a case goes to municipal court, it cannot be prosecuted if it is not in our zoning code.

The Zoning Commission members felt that nuisance code issues should be handled by the authorities, not the Zoning Inspector, as he is not available 24 hours a day.

Inspector Saunders also informed the Zoning Commission that he will present revised agricultural regulations early next year. They will be needed to be updated in the Northfield Center Township Zoning Resolution.

Inspector Saunders also updated the ZC on 189 W. Aurora. Property owner went before BZA to get a lot width variance, in the process of tearing down current structure on property and will construct new building.

Spitzer Chevy also went before BZA to get necessary permits for remodel. BZA did not grant permission for permanent banners, but did allow for pole signs and remodel.

ZC was also updated on the Skyhaven Development, Public Hearing continued for that in February, 2014.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and approve the minutes of the 11/11/13 Regular Meeting.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; James Youel, absent; John Campbell aye;

Daniel Schade, aye; Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

Mr. Schade moved to adjourn at 7:25 p.m.

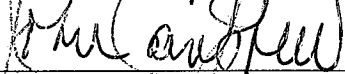
Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, absent; James Youel, absent; John Campbell aye;

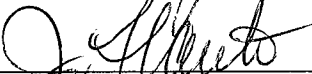
Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



John Campbell, Acting Chair

3/10/14
Date



Judith Flauto, Township Secretary

3.10.14
Date