



8484 Olde Eight Road, Northfield Center, OH 44067
Phone: (330) 467-7646 www.northfieldcenter.com

FISCAL OFFICER
Andy LaGuardia

TRUSTEES
Russell F. Mazzola
Richard H. Reville
Rick Patz

DIRECTOR OF SERVICES
Tim Black

NORTHFIELD CENTER TOWNSHIP ZONING COMMISSION
REGULAR MEETING

January 8, 2024- 7:00pm

The chair calls the meeting to order at 7:05 p.m.

ROLL CALL:

John Campbell, Chair aye Dan Schade aye Basil Lovano aye Samantha Salamon aye Lisa DeLuca aye

The Public was notified of this Meeting by ; an E-mail Sunshine Law notice to the Northfield Center Township Meeting Notification List, the Township's Web Site, Facebook page, and Park Sign.

A. DISCUSSION:

Mr. Campbell said a resident came in for a pool and fence permit. Industry standard is 3.5 inches for spacing between fence bars. The State of Ohio’s requirement is no gap larger than 4 inches for a public area. He asked if the ZC wanted to follow the state requirements or keep our own requirements. Aluminum fences are becoming popular.

Mr. Schade said NCT should change its regulations to be in compliance.

Mr. Campbell thought that the original fence regulations were made around chain link fences.

Mr. Schade suggested sending it to Summit County Planning Commission using the state code.

Ms. Salamon was not opposed to changing the regulations, but she didn’t want to hinder any resident from getting a fence. She didn’t think a section shouldn’t be cited that the ZC couldn’t review at this time.

At this time, there was discussion between the board regarding the wording of the proposed text.

Mr. Campbell discussed Section 352.03 #4 regarding non-profit organizations in a T-C zoning. He proposed that hunger centers go into Section 352.03 E, a new #9 as a permitted use.

The Zoning Commission discussed what a non-profit facility would be called in the schedule of permitted uses, and why it would/would not need a Conditional Use permit. At this time, the Zoning Commission decided not to take action on this item.

Mr. Campbell said that in Section 410.10 does not specify how many driveways are allowed. He'd like to see 1 driveway permitted on a residential lot.

Mr. Schade mentioned that a corner lot resident got a county permit for a detached garage and applied for an accessory building from the township. He already had a driveway going to an attached garage, and he cut a driveway to the accessory building.

Ms. Salamon asked if the driveway wasn't attached to the road, is it considered a driveway.

The Zoning Commission felt that the definition of "driveway" in Chapter 130 needed to have the word "gravel" removed and add "or to a detached garage" to the current definition.

Mr. Schade moved to send the proposed text for driveways and pool fencing to Summit County Planning Commission.
Seconded by Mr. Campbell.

ROLL CALL:

John Campbell, Chair aye Dan Schade aye Basil Lovano aye Samantha Salamon aye Lisa DeLuca aye

B. ZONING INSPECTOR'S SECTION:

Zoning/Violation Report for January, 2024 from Tim Black, Interim Zoning Inspector.

- 9073 Olde Eight, sent certified letter for junk vehicles on the property on 11/7/23; vehicles promptly removed.
- So So Artsy, 115 E. Aurora-no occupancy permit- sent courtesy warning letter on 12/13/23-no response. Judy has contacted this business owner multiple times last year via email, talking with her on the phone, and also informed the landlord that she has no occupancy.
- The Rusty Stone, 9787 Olde Eight, has no occupancy and also needs a Conditional Use permit. Sent courtesy warning letter on 12/14/23. Came in to apply for Conditional Use on 1/4/24. Occupancy will follow Cond. Use hearing.

- 9397 Olde Eight, Mr. J's World-no occupancy. Courtesy warning letter sent 1 /4/24.
- 7836 Kitner, 2 sheds on property; holding permit app for new shed until old shed is taken down. Tim Black spoke with owner as did Judy late last year, was told it would be taken down. Still up as of 1/4/24, courtesy warning letter sent.
- 7457 Dorwick, large cardboard boxes on side of house on grass. Received complaint. Tim verified large boxes were on the grass. Sent courtesy warning letter 1/4/24.
- 7673 Crestwood, shed falling down. Has received 2 violation letters, will proceed with prosecution.
- 450 W. Twinsburg Rd., trash/junk vehicles on property. Has received 2 violation letters, will proceed with prosecution.
- Property on Crestwood with multiple junk vehicles will be inspected per court order by NCT later in January, postponed from 1/10/24.

C. PUBLIC COMMENTS: None.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes AS AMENDED of the Public Hearing of 12/11/23.
Seconded by Ms. DeLuca.

ROLL CALL:

John Campbell, Chair aye Dan Schade aye Basil Lovano aye Samantha Salamon aye Lisa DeLuca aye

2. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 12/11/23.
Seconded by Mr. Deluca.

ROLL CALL:

John Campbell, Chair aye Dan Schade aye Basil Lovano aye Samantha Salamon aye Lisa DeLuca aye

E. ADJOURNMENT:

Mr. Schade moved to adjourn at 8:37 PM.
Seconded by Ms. DeLuca.

ROLL CALL:

John Campbell, Chair aye Dan Schade aye Basil Lovano aye Samantha Salamon aye Lisa DeLuca aye

Respectfully submitted,

John Campbell, Chair

Date

Judy Flauto, Township Secretary

Date