

Zoning Commission

July 14th

2010

ATTENDING:

Janelle Albertoni
John Yeargin
Bill Arnold
Dave Duma

Jeff Childers (Voting Alternate)
Jim Albertoni
Jim Demboski
David Vartenuk

The meeting was called to order by Mrs. Albertoni with a roll call and the reciting of the Pledge of Allegiance at 7:08 p.m.

Mrs. Albertoni asked the commission to take a look at the prepared minutes from the June 9th Zoning Commission meeting and the Public Hearing held on the same evening.

Mr. Yeargin made a motion to accept the Zoning Commission Meeting minutes; the motion was seconded by Mr. Arnold, all in favor of accepting the minutes as written.

Mr. Arnold then made a motion to approve the minutes from the Public Hearing; Seconded by Mr. Duma, all in favor of the motion.

Mrs. Albertoni asked for comments about the letter sent to the township in regards to gaming from Portage County Regional Planning Committee. Mr. Arnold stated that PCRPC needs to get into tune with what a township has the authority to do; we cannot collect taxes or bring laws to the table.

Mr. Albertoni requested permission to speak, then noted his displeasure with the formality of this evenings meeting. The Chairwoman advised him to be brief with his comments. Mr. Albertoni said the prosecutouers office will not take up a position to guide us on this topic.

Mr. Arnold said we are unable to say they can't do it because it is retail sales. Designate it to a certain area or district, and then we can put it into an area that would be undesirable for them.

Mr. Albertoni said a young man came in wanting to erect a 2,000 square foot temporary plywood building for use as a haunted house. He rejected it; Suffield doesn't allow temporary buildings. He then said the Fire station said it would be fine.

Mr. Yeargin told the commission about a group he belonged to wanting to do a similar thing a while back. They had all kinds of items they had to adhere to, including lighting and reinforcing the floor.

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Mr. Yeargin said that he agrees with Mr. Arnold that we need to something. Maybe we should check with the Ohio Township Association to see if one of them has written something we can look over.

Mr. Albertoni asked how many of these establishments Springfield has. Mr. Arnold said twelve (12). Mr. Albertoni then asked why Springfield didn't jump up and put something into zoning. Mr. Arnold replied that the businesses in question came in under retail establishments. With the changes they did make to zoning it prevents even a "Dave & Buster's" or even a "Chuck-E-Cheese from opening up in Springfield. The Gaming rooms sell phone cards which he believes are the "credits" to operate the machines. Coventry is looking for relief from the problem.

Mr. Albertoni stated that our current approach has worked for 20+ years, maybe we let it be.

Mr. Arnold said Suffield has the stigma of being "country".

Mr. Albertoni said he would contact the township association. Mr. Yeargin said he would help out any way could. Mr. Childers wondered if any of the other townships are having conversations about this issue.

Mrs. Albertoni asked Mr. Demboski if there was anything new at PCRPC about the Congress Lake land issue. Mr. Demboski said Mr. Frisone made a motion to accept the proposal. After a few comments from both sides, some of which were rather confusing, the motion failed.

Mr. Yeargin said Wild Ohio Summer 2010 had a wind turbine article giving the requirements of power supply land. Ohio Power's sitting board is reviewing six (6) permits and twenty four (24) other proposals. Secondly Mr. Yeargin talked about State Rep Dyer's July 12th Town Hall Meeting in Brimfield. He brought up the Ravenna residents that are being forced to connect to the sewer system for \$30,000.00. Mr. Yeargin asked him to take a leadership role on this topic. One woman will lose her house. He promised to come and meet to explore a solution, the property owner should have the right to choose, not be forced. The sewer was originally put in for a private apartment complex.

At the last Trustee meeting Mr. Monroe mentioned to Mr. Yeargin that page 168 SEC. 1011 (C 1 e) should read 301.2 (N) instead of 301.1(O). Mr. Monroe also brought up the child care facility issue before the BZA at the moment. There is no permitted use in a business district for that type of venture. Why is Day Care under health care instead of under commercial uses? Mr. Yeargin is not sure why it matters. Mr. Arnold said it probably has to do with certification requirements. Why not in a Business district maybe we should move it to a B1 district. Page 63 SEC404.2 (B 7) it is listed there under conditional uses. Day care is not listed under Home Based Businesses either. Mr. Yeargin believes we should put it in B1 and Home Based Businesses. Mr. Yeargin would like to craft a letter with his recommendations on this issue and submit it to Mr. Schrader.

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Mr. Albertoni said the new day care business going into the elementary will need a variance due to the school being located in a residential district.

Mrs. Albertoni asked for any further business, with silence prevailing she set the next meeting for August 11th at 7:00 P.M.

Mr. Duma made a motion to adjourn, motion seconded by Mr. Arnold, all in favor of adjourning the meeting.

Janelle Albertoni - Chairperson

Adam Bey – Zoning Com. Sec.