

Zoning Commission Meeting Minutes July 5, 2018

1. Zoning Commission Meeting was called to order at 7:00pm. (Cass Chairperson).
2. Everyone stood for the Pledge of Allegiance.
3. Roll Call taken:
 - a. Cass Birchbauer (present)
 - b. Stacey Hartman (present)
 - c. Becca Maurer (present)
 - d. Rick Shumaker (present)
 - e. Jerry Hodge (out of town for work June, July, August)
4. Everyone was asked to turn off their cell phones or put them on vibrate. A member of the audience video recorded the meeting via their phone.
5. AGENDA was previewed:
 - a. Opened with the Business portion of our meeting - no public comments during that section.
 - b. Public Input portion of the meeting. Where public comments are welcome.
 - c. Working Session where the Public can stay and observe but not participate.

BUSINESS SECTION

6. Secretary, Becca Maurer, distributed the minutes from our June 21st meeting.
 - a. Motion was made to accept the minutes by Cass.
 - b. Seconded by (Stacey)
 - c. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

Signed Meeting minutes from prior meeting were posted on the [new Sullivan Township Zoning Facebook page](#).
7. UPDATE: Cass presented the Biosolid Resolution to Amend Sullivan Twp. Zoning Regulations to the Trustees at their last meeting. The Trustees public hearing on that has been set for Monday July 9th at 8pm. Cass has provided the Fiscal Officer the EPA information email with 10 attachments and close to 300 pages and all copies of information to sullivantwp@zooninteret.net for the Public Records.
8. Cass also has emailed the last two meeting minutes to the Fiscal Officer. And put them both on the Facebook page. Fiscal officer has indicated she needs original signed copies—not just the electronic version. So Cass has that for her when she sees her.
9. Items from prior meeting.
 - a. Becca had asked why we don't have a "clean up day" like other communities? Trustees indicated at their last meeting the cost was \$ 6,000 - \$ 8,000 and we don't have the funds to do it. Additional Discussion is we should follow up on grants to see if we can make this happen.
 - b. Maps are missing between pages 37 and 38 in a few Zoning books. Fiscal Officer to get them (no update).
 - c. Cass reported that Michael Crow in the Records office Main Floor Ashland Courthouse (419-282-4238) said we can come make a copy of the 2015 Zoning Regulations that have the January 2016 Recorded stamp on them (10 cents per page). Provide that to Maxine at the Planning Dept. (419-281-7645). Maxine needs a hard copy for her records. And an electronic file she can put on the Ashland County Planning Website as our 2008 version on there currently is outdated.
10. Zoning Inspector – any report (Marshall Goff) was not present so no Zoning Inspector update.

11. Zoning Commission members for any open items? NONE
12. Motion was made by Becca to adjourn the Business Section and move to the Public Input Portion of the meeting at 7:07pm
 - a. Seconded by Stacey.
 - b. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

PUBLIC INPUT SECTION

13. Member of the public suggested we find out more about the grant for the dumpsters. This is needed for people to make progress cleaning up and complying with some aspects of zoning. Discussion how helpful this was in the past. Cass said she will look in to.
14. Cass motioned that we end the Public Input Portion of our meeting at 7:35pm. Advised residents they were welcome to stay and listen as the Zoning Commission goes went into their "Work Session". But there are no public inputs during the work session.
 - a. Seconded by Rick.
 - b. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

WORKING SESSION – ZONING COMMISSION ONLY PARTICIPATING

15. Focus today on two topics:
 - a. **SURVEY.** Getting survey feedback from the community. At the first organizational meeting, Becca raised the idea about getting community input but it was dismissed due to the concern over cost of mailing something out. Concern that it might be expensive but the more we are talking about ideas as we have been having meetings, the more clear it is we need to hear from residents: 1) what they don't like about our current zoning 2) what gaps they see in our current zoning that need added or tightened up 3) what areas do they think discourage growth in the community. Any discussion? Any motions? What would postage cost to mail a survey and if we move forward, would we need trustee approval to get funding? **Becca made a motion that she speak at the next Trustee meeting to see if they would approve funding for a survey for mailing** . If not first class, maybe bulk mail. If not approved, maybe we could do at an upcoming event with the fire department?
 - b. Seconded by Cass
 - c. Roll Call vote taken:
 - vi. Cass Birchbauer (affirmative)
 - vii. Stacey Hartman (affirmative)
 - viii. Becca Maurer (affirmative)
 - ix. Rick Shumaker (affirmative)
 - x. Jerry Hodge (not present)
 - d. **AAED.** Cass had a conversation with the Ashland Area Economic Development office today and they are interested in discussing opportunities with us. Want me to attend a lunch July 16th. AAED helps businesses find community locations to set up their businesses. They currently have several opportunities. *We can have a discussion on this but I'm not sure what our role would be with this or what actions or authority we would have.* **Other than make sure our zoning supports the right growth.** Opportunities mentioned:
 1. [Char Technologies through Andrew White \(CANADA\) - waste recycling.](#)

- a. Char Technologies (out of Canada) takes materials from digesters (Quasar). Char would buy land and set up their business in a commercially zoned property. Maybe the golf course location? Or the old Meyer nursery (owned by Dewey Meyers)? Those are some locations currently zoned commercial that may be for sale?
- b. They take Quasar human waste (biosolids) that has some type of issue where it can't be spread on farm fields for some reason (she is sending more information on it exactly - powerpoint).
- c. Bring it in to their facility. It is done indoors. It is not a lagoon concept.
- d. And with their new Intellectual Property Technology, they bring in 120 ton per day. 7 days per week. They "solve the problem" that is causing Quasar issues. It is a very new technology.
- e. AAED has been partnering with Char Technologies for awhile to find a location to do this. AAED is actually taking a trip to the Canada facility to show where this is being done. I'm not sure what problems this presents with our current zoning but told the AAED I would mention it to the group. **If the Trustees approve the current Biosolid resolution, wording in it would prevent this. Not sure what other zoning in a commercial area would prevent it in our current zoning? Told her I am not familiar to know but will discuss and see what or who she should talk to further. Need to table this until Marshall is at the next meeting.**

2. Medical Marijuana Farm

- a. The AAED is looking to identify sites so that as future licenses are granted, they have approved sites. I told her my understanding was that Ashland County may have a prohibition on this and she said that is not accurate. Ashland County does not discourage this so I told her I know there are some community concerns about property values going down, etc. She said she would get more information.
 3. Junk which is one of the topics Marshall suggested we work on defining better in our current regulations. Marshall was not at the meeting so we did work on this item.
16. **COMPREHENSIVE PLAN: NO DISCUSSION AT THIS MEETING** Continue researching & thinking where we think our community may want to move towards. Zoning should have this so we aren't making decisions "one off" or that are disjointed. We would have some idea of what we are zoning "towards" as we make decisions.
- a. Several samples were handed out by Cass in the June meeting.
 - b. EXAMPLE:
 1. The Dollar Store is very convenient for residents. Viewed as a positive we think? But if that were closer to the center of town, would that be okay? Or do we want the center of town to remain "quaint" and let some "conveniences" come in but keep them a certain distance from town? Those kinds of ideas.
 2. Small businesses. Do we want our zoning to encourage more small businesses even outside of town as long as they don't become "high intensity"? For example we talked about Kidron and how the interesting shops bring in visitors and revenue and tax dollars that could help fund a stronger community. No decisions were made—just that we should be thinking about getting resident inputs on a longer-term plan for the community and make sure our zoning permits and supports the longer-term plan.
 3. Would we want to consider being able to keep more retirees in the community by having smaller lots & smaller home sizes within a 1 mile radius of the center of town or some designated areas?
17. **RUNNING LIST OF ITEMS TO WORK ON: NO DISCUSSION AT THIS MEETING** We identified some areas in the current zoning we want to put on our list to discuss and over time, maybe clarify in a comprehensive update to the 2015 zoning book:
- a. At the June 21 meeting, everyone will bring a definition of "junk" just to see what ideas we have to tighten the current definitions on pages 18 and 43 of the current 2015 zoning book. Cass handed out a few she pulled from the internet. Need Marshall's inputs also.
 - b. Discussed that the definition of "nuisance" on pages 21 and 38 may need looked at.
 - c. Definition of prohibited incidental businesses on page 46 could be looked at.
 - d. Already identified to look at is "residential enterprise" high intensity/low intensity pages 22, 45, 51.
 - e. Concern of people living in sheds has been raised recently.
 - f. Lot sizes and set backs vs. lot widths.
 - g. Discussion of why road frontage is on Marshall's form but only lot width is in our book.
 - h. Question of whether current residence size of 1,390 square feet is too large for older people to maintain as they get older as well as the 3 acre lot size. Zoning Commission took this discussion up later in their work session.
 - i. Question was raised on golf course land that may be coming up for sale again. Appears there was "spot zoning" as that is commercial but is on township roads where most commercial zoning is on state routes. It is the only piece zoned

commercial in that situation. Zoning Commission to research this. This may be 3 pieces with one zoned commercial and the other two not (not sure).

- j. Shooting range (topic from prior meeting).
- k. Marijuana farm (topic from prior meeting).
- l. Fix section 904-905 issue in the next Zoning version.

18. Cass asked members if there were any other topics to bring up before we adjourned the meeting. NONE

19. Cass motioned to adjourn the meeting at 7:35 and Stacey seconded. We went back into session for 10 minutes to approve minutes from the last meeting since Becca had arrived late and we missed doing that. Cass motioned to adjourn again at 7:45.

- a. Seconded by Stacey
- b. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

APPROVAL OF ZONING COMMISSION MEETING MINUTES for July 5, 2018.

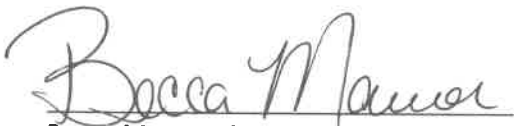


Cassandra Birchbauer, Chairperson

7/19/2018

absent

Stacey Hartman, Vice Chairperson



Becca Maurer, Secretary

7/19/18



Rick Shumaker, Zoning Commission

7-19-18

absent

Jerry Hodges, Zoning Commission