

Parkman Township Zoning Commission

Minutes

March 24, 2015

Zoning Commission Members Present: Carlos Nieves, Scott Villers, Jerry Jacobs, Leonard Hall and Jan Helt (Secretary)

Member not Present: Debbie Wilson and James Vaughn

The meeting was called to order at 7:00 P.M. by Carlos Nieves.

Approval of Minutes:

A motion was made by Scott Villers and second by Jerry Jacobs to approve minutes for February 24, 2015. The motion carried unanimously.

Parkman Township Amendment discussion:

Carlos Nieves stated that Dave Dietrich said that the freezer lockers as Home Occupation would be as follows:

Section 402.2(J)(1)(t): Freezer lockers for rent or devoted to sale and/or storage of ice and other products. We would have to delete the following:

Section 402.2(J)(2)(c) Delete "The daily operation of a home occupation shall be no earlier than 7:00am or later than 7:00pm." (Note: the foregoing regulation regarding hours is not enforceable due to Ohio Supreme court case. Leonard Hall stated if we go this route we should leave it in there until someone challenges it.

Carlos Nieves stated if we go with the accessory building it would be under Ohio building codes. Carlos made a motion to continue with the amendment.

Leonard Hall asked if an Accessory Building would have enough square footage for freezer lockers, walk-in freezers, different size freezers etc. plus an ice machine. Everyone agreed that an Accessory Building square footage would be more than enough.

Scott Villers made the motion to proceed with a definition & proposal for Section 402.2. The question was asked by Leonard Hall "when you put up a permanent building do you need to have drainage?" Scott Villers said yes you have to follow all applicable building codes. Definition as follows:

Proposed Parkman Township Zoning Amendment:

Section 402.2 Permitted Accessory Buildings, Structures, and Uses (which are on the same lot with and incidental or subordinate to the principle permitted building, structure, or use).

Section 402.2: (G) (New freezer lockers)

Accessory buildings designed and used for, but not limited to, the storage of tools, equipment, supplies, motor vehicles, **freezer lockers**, and other personal property owned by the occupants of the principal buildings or structure not to exceed 1,000 square feet per building on lots of record under 2.5 acres. 1,500 square feet per building on 2.5 to 5 acres lots, 2000 square feet per building for more than 5 acres and up to 10 acres, and 2,500 square feet per building for more than 5 acres and up to 10 acres, and 2,500 square feet per building on greater than 10 acre lots. A maximum of two (2) accessory building per lots are permitted. All accessory buildings must meet the setback and sideline requirements as outlined in Section 402.6 and must be a minimum of 20’ from any other building.

K. Breezeway

L. Freezer Locker Building: a permanent accessory building for the use of individual freezers and or freezer lockers, and sale and storage of ice. **A freezer locker building must meet all applicable zoning regulations and building codes.**

Freezer locker definition would be located between- “floor area” and “frontage” on page 11-4

It was decided to send all the information to Dave Dietrich again on the freezer lockers and get his input.

Other new or old business:

Carlos asked about an ad placed in the Maple leaf about a Grant awarded to Parkman Industrial Park. Jan Helt told them that Don Hostetler was working on improvements and extending the sewage line to the Industrial Park area. It looks like he may have received a grant

Member attendance:

We decided that any member who misses more than 5 meetings should be replaced with a new member. If they want to remain on the ZC they could possibly be an alternate instead.

Carlos motioned to end the meeting and Jerry Jacobs seconded the motion. Motion passed unanimously.

The committee will meet on Tuesday April 27, 2015 at 7:00pm. The agenda for the meeting includes:

- Freezer Lockers

Respectfully Submitted by, Jan Helt Parkman Township Zoning Secretary_____

Carlos Nieves Chairperson_____

