

LAFAYETTE TOWNSHIP ZONING COMMISSION
Regular Meeting
6776 Wedgewood Road, Medina, Ohio
November 1, 2011 @ 7:00 p.m.

Chair Karen Schoonover called the Zoning Commission meeting to order at 7:00 p.m. Five members of the Zoning Commission were present: Karen Schoonover, Dianne Wenslow, Sherri Meinke, Mike Biskup and Gary Kiszak. Also present were Jim Aylsworth (alternate) and Trustee Liaison Lynda Bowers.

Minutes

Upon motion by Dianne Wenslow, duly seconded by Sherri Meinke, the October 4, 2011, regular meeting minutes and the October 19, 2011, workshop minutes were unanimously approved as submitted and signed.

Correspondence

The Secretary distributed the Zoning Permit List to date (as prepared by the Zoning Inspector). Reference was also made to an e-mail previously sent pertaining to the date(s) of the mandatory Drug Free Workplace Training.

Old Business

- (1) **Review of RFQs** – Requests for Qualifications to assist with Zoning Resolution Updates were received from: McBride Dale Clarion; Compass Point Planning; and McKenna Associates. Consensus was that each Board member would read and review individually each of the RFQs and rate them #1, #2 or #3. Each Board member should also jot down the potential strong points and weakness for each RFQ as well as write down any further information that might be needed as well as list any questions or concerns. Study them thoroughly and the Board will discuss at our next meeting.

There was discussion about contacting the references listed in each of the RFQs and this will be discussed at the next meeting. Each Board member should jot down any potential questions to be asked when such contacts are made. Dianne Wenslow will act as point person in contacting references since she has experience along this line.

- (2) **Review of Signage** – Chair Schoonover indicated that she had went ahead and found definitions for those ones that the Prosecutor's Office mentioned, such as Normal Grade, Changeable Copy and Billboards. There was discussion relative to Brightness and Glare. The final draft for signage text, including definitions, will be sent to everyone to review. Sherri Meinke will make the changes in the sign exhibit.

A motion was made by Chair Schoonover, seconded by Gary Kiszak, to add the signage text, including definitions and sign exhibit to the “bucket list” of items to be submitted for zoning change. The vote was unanimous.

- (3) **Review of Township Trustees Resolution Requests – Section 604(A)(26)(b)(4)(b) Specific Criteria For Conditional Uses; Planned Unit Development; Area, Yard and Height Regulations; Rear Yard Depth – 30 feet.** There was discussion relative to this item and some of the problems that have occurred. This regulation applies to all subdivisions but Dover Highlands actually has on its plat a 30’ setback. However, the Homeowner Association Guidelines in the subdivisions have a 10’ setback, which causes confusion as well as some people don’t apply for permits to put in a small building or shed. Zoning supercedes the plat and the HOA Guidelines. The HOA Guidelines can be more restrictive but you can’t overlook the plat and legal zoning.

A motion was made by Chair Schoonover, seconded by Dianne Wenslow, to amend Section 604(A)(26)(b)(4)(b) to read “Rear Yard Depth – ten (10) feet” and to add this to the “bucket list” of items to be submitted for zoning change. The vote was unanimous.

Section 706 Nonconforming Lots Of Record. There was discussion relative to nonconforming lots of record, especially those in the Chippewa area

A motion was made by Mike Biskup, seconded by Dianne Wenslow, to designate the current language in Section 706 as “A” and also add “B. A nonconforming lot or lots of record which do not comply with the area or width or both of the current Lafayette Township Zoning Code may be considered for replat or combination so long as any change in the area, width or both of new conforming lot or lots resulting from said replat or combination does not create any lot less compliant with the current legal lot regulations. Any new nonconforming lot or lots created as a result of this section must also comply with conditions as set forth in 706 (A).” and to add this to the “bucket list” of items to be submitted for zoning change. The vote was unanimous.

Section 210 (H) General Regulation of Structures and Construction; Accessory Building. There was discussion relative to the size of accessory buildings, whether or not a permit (and fee) was (or should be) required, whether the size of the lot should make a difference on where the accessory building could be located as long as it would still comply with all front, side and rear yard setbacks, etc. It was decided that further discussion on this issue would take place at the next meeting when the Zoning Inspector could be present. In the meantime, the current Lafayette Township Zoning Fee Schedule will be obtained and reviewed. Zoning Board members should also review accessory building language in other adjacent or nearby townships for comparison and discussion at the next meeting.

(4) **Review of Rear/Back Lots** – Dianne Wenslow and Chair Schoonover will meet to review language on this matter as per previous discussions.

(5) **Review of Current Zoning Code and references to:**

a) Common/Shared driveways

b) Ponds and Lakes

c) Fencing

(Above topics as discussed in bordering township codes). On hold.

(6) **Review of Chippewa Lake Village Zoning Code –**

No discussion was held relative to this item. On hold.

(7) **Review of Assigned Zoning Districts -**

No discussion was held relative to this agenda item. On hold.

New Business

Chair Schoonover mentioned that Section 210 (C)(6)(i) General Regulations of Structures and Construction; Common Drives - states “At the entrance of the driveway, all dwellings served by the access must be clearly identified by house numbers displayed on a sign not to exceed four (4) square feet.” There was discussion whether this could be enforced; it was indicated that it would apply to new homes but existing homes would be grandfathered. For the safety of residents, we all need to publicize that address signs are available at a minimal cost from the Lafayette Township Fire Department. The common/shared driveway issue is one of the items for discussion relative to a possible zoning change.

A question was raised relative to whether or not the final 2010 United States Census data was available for our area in order for the recently adopted Lafayette Township Comprehensive Plan could be updated. Trustee Bowers indicated she has been keeping current with this matter and amendments should be done soon.

Announcements

The next regular Zoning Commission meeting is Tuesday, December 6, 2011, 7:00 p.m., at the Lafayette Township Hall.

Adjournment

Upon motion by Karen Schoonover, duly seconded by Sherri Meinke, it was unanimous that the meeting be adjourned. Adjourned at 8:45 p.m.

Marlene L. Oiler, Certified PP, PLS
Lafayette Township Zoning Commission Secretary

(Note: Minutes approved on 12/6/11.)