

Regular Meeting  
Lafayette Township Zoning Commission  
Safety Services Building 6:30pm  
Tuesday, Feb. 11th, 2025

**Nick Kittle, Chairperson called the meeting to order at 6:30pm. Roll call : Morse, Praisler, Kittle, Burmeister, Aylsworth, and alternates Weirnerman, & Kassouf. The attendance sheet was signed.**

**NK:** We need to approve the meeting minutes for 1/14/2025. Has everyone had a chance to review those? Are there any corrections, changes, additions? Can I have a motion to approve the minutes?

Jim Aylsworth made a motion to accept the meeting minutes of 1/14/25; seconded by Chase Burmeister.

**NK:** All in favor, state Aye; all opposed same sign. All voting in favor, meeting minutes approved. It was noted that the date for the meeting is 2025, not 2024, and that needs to be corrected.

**Zoning Inspector Report: Sherri Meinke:**

- January is a slow month, only 6 permits were written.
- Property on Technology Lane has been sold.
- New ZC & BZA members were sworn in at January's meetings.
- A Trustee public hearing was held on 2/4/25 regarding nuisance property. The individual did not attend and the trustees will discuss the next steps at their next meeting in March.  
(3/3/25)

**Public Participation:** NONE

**New Business**

- **Setting Goals for the ZC:**
  - **Update/clarify Footer Certification Regulations**
    - Discussion about this, the board previously talked about if someone builds within the minimum setbacks of the lot lines, they will need this certification, as well as any PUDs would need this certification. Discussion about the financial burden that would place on residents. The feeling is this regulation would be needed more in a PUD. Discussion about barns or pole buildings that are built on or close to the lot line, who goes out and checks on them? Especially if they have a variance? Can we place a requirement that there is a location survey in that instance? Who verifies that the structure is in the right location? Feeling that if you get a variance, you will need either a location survey or a footer survey. Comment, is it spelled out in our language under Accessory Structures that you need to follow current setbacks? \* Under Section 210 H. it states: An accessory building or structure shall comply with all front, rear and side yard setback regulations applicable to the principal building, unless otherwise specified. Effective 12/19/12. Question about clarifying whether we address situations such as a bay window, or chimney projecting into the setback, is that allowed? Some townships allow those things, others do not. **Decided that we need to leave this in for PUDs and**

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**any homeowner who builds a structure within a percentage of the current setbacks. If you are within or close to setbacks you will need a footer certification. If you get a variance to build within the setback, you need the footer certification also. Discussion about BZA approval to build within a closer area. The applicant needs to prove that he is building it within the designation the BZA approves. Sherri-what do other townships do to confirm proper setbacks?**

- Discussion about Chippewa Lake Overlay District does that need to be removed from our zoning regulations and map, to clean it up. This area is now owned by the Medina County Park District.
- As a board we need to ID an area to set aside for moderate priced housing. Many workers in Medina cannot afford housing costs. There is a movement at the state level for the state to mandate this as this is a state-wide issue. May involve apartments, multifamily, etc. Discussion on this. Comments that anything over three suites would be considered commercial. Maybe we could consider reducing our regulations requirements for multi-family.
- Decide about our Comprehensive Plan, are we going to work on it? Change it? Or eliminate it? Bill Thorne stated it is not required, not that it is not desirable. The hold up was the need for a “clean” copy of our Zoning Regulations. That has been provided to the Trustees. This needs to be okayed by the Trustees as our baseline copy, once that happens, we can forward a clean copy of our regulations to the planner in Springfield, have him review it and comment on which way we should proceed. Comment that getting the zoning regulations squared away is the top priority.
- Nick commented he would like to add a review of rules & procedures, he has reviewed a handout from a couple meetings ago, he feels this would be a great place to start. He wants to make sure we operate the way the ZC board should.
- Nick: Any other new business?

**Unfinished Business:**

- **Current Local Commercial Language.** The secretary apologized for not copying it in color where you can easily see the new language.
- **Question from Karen:** On the first page under Section 302.2 Uses, it previously referred to “Tables” ; is the board keeping the tables or changing it to how it looks now?
- **Under Section 303.3 Area and Yard Requirements;** I added “A” which refers to Standard Lots, then added “B” which is where all the new “Back Lot” Requirements have been listed.
- Considering the meeting Brian & Chase had with Bill Thorne, there was discussion of holding off with this language until we talk to residents/stakeholders about how they perceive the Local Commercial Language. Discussion about what we hope to accomplish by having this meeting. If land moved from commercial to residential, won’t it lower the

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value of the land? We want to hear from residents how they feel about the development of this area.

- Brian & Chase gave an overview of their meeting with Bill. The concern that comes up repeatedly is that the commercial area is so deep. Not only is the frontage zoned commercial, but there is a large part behind it.
- The other option would be to create an overlay district which would allow residential development. You would allow commercial, back lot and residential development. Not sure if the focus we have is the correct focus. Without the correct language in the zoning regulations, you cannot allow a backlot development to occur. What is the highest and best use of the land?
- Brian reviewed the meeting. We asked Bill, how do we allow the development of the large areas behind the Local Commercial frontage? We could change the areas behind the local commercial frontage to permit rural residential. This may cause an issue with the owners of those areas regarding their property values, for example, commercial land is typically more valuable than residential. Bill said we should decide what we believe is the best course of action and hold a public meeting to present and discuss what is proposed to residents. From the feedback from those attending, we move forward with changes.
- Discussion about would it be advantageous to create an overlay, so that a variety of uses, both commercial and residential could be a use. It is hard to see that area developing quickly.
- Talked to Bill Thorne, if a person owns a parcel that consists of both commercial (in the front) and residential (in the back) can you use the residential portion for accessory use to the commercial, such as a detention basin, parking lot area. The answer was vague.
- We, as a board, should decide, what do we want to do with Local Commercial, then hold a meeting and encourage the public to attend. We then present that and see what the feedback is & move on from there. The objective was to *allow*, not promote, commercial development in the large parcels of land that exist behind the commercial frontage bordering on Route 42.
- What is the highest and best use of the land, now and in the future. Let the public tell us what the highest and best use is and then move on.
- NK: I like Jim's idea to keep it local commercial and have a residential overlay. To me, what we have here for LC is probably pretty good. We want to make it easier to develop that property but, if someone doesn't want to use it as commercial can we open it to housing?
- The issue is the lots are so deep. In general, how many people own those deep lots?
- If city water & sewer come down Rte. 42, those large parcels could easily go residential. Discussion about ways infrastructure can occur which would make those deep parcels appealing to developers.
- Do we want to spend all this time working on back lot language, if when the new language gets to the Trustees, the community and the trustees shoot it down. ZC may want to consider the buy-in from the community, one way or another, before continuing.

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- Comment was made that I feel most people are against any further development. They want to keep their community rural/farmland. But what is rural? There is not a high aspiration for development.
- NK: As a board, what do we want the LC District to look like? That's our first decision.
  - Do we need to do anything more with it? Is it good where it is, what we have written already? The only thing that needs restructured is the language on the back lots.
  - Leave as a complaint driven board and address it when a developer is interested.
  - We've been working on this area for two years, maybe it's time to move on.
- Second, do we want to have a meeting for the public?
  - I feel we already know what people will say, just what you stated, about no development.
  - The feeling is the board would like to take the current changes to the public and get their feedback on potential changes.
  - How do we reach out to the public? Put it out on the Lafayette Township FB pages, put it on the website for the Township. If we know of specific people who own commercial property, invite them. Looking for long term residents and their perspective. Mention it at the Trustee Meeting. Invite the majority of the township.
  - It doesn't have to be done as part of a regular meeting, it could be an open house, or a forum. We are not going to be voting on anything, we will be asking for comments from the public. We need to know what the average person sees, or wants, invite more than just the local commercial residents. Write the code that delivers what the community wants.
- Discussion about proposal for the Tech Park. The current proposal is an office park, not a Redwood like development. They have developed similar office parks in both Hudson & Green. Sherri, can you send out the photos of those projects? The secretary provided packets that include all the zoning language, and the site plan review process the board would need to address. The land has already been purchased.
- NK: Local Commercial, leave the way it is currently. The secretary had the following questions:
  - Are we removing the tables from the current resolution? Brief discussion regarding tables. If a type of business is not permitted, it is prohibited. The only person in the entire township who is able to interpret this is the Zoning Inspector. Brief discussion about Sexually Oriented Businesses; this is only permitted in the Light Manufacturing District. Chase made a motion that we remove Table 1 at the end of the Commercial Language. ZC Board voted in favor of removing Table 1 at the end of Section 303. Motion carries 4 to 1. Ask the CPC to comment on this when they review text.
  - Are we renaming the district as it was discussed; separating the commercial areas into one that is Route 42/Route 162 and a separate Local Commercial area in the Chippewa area? Discussion about names for Local Commercial areas. Discussion about LC District in Chippewa that incorporates many homes. Decision to rename

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them: Local Commercial 1 for Route 42/Route 162 area and Local Commercial 2 for the Chippewa Local Commercial area. The board was okay with that.

- Brief discussion about outside storage areas. Leave as is.
- Brian referenced Section 303.4 Supplementary Regulations, add “ Zoning Inspector” after “approved by Lafayette Township...”.
- Definitions Needed:
  - Backlot Rural Residential
  - Backlot Commercial District
  - Lodging (one of our permitted uses)
  - Research other township’s definitions. Joe Praisler & Nick will work on this. Any other definitions we need?
- Any other unfinished business?
- Add to Goals: Airbnb regulations within the Township
- At the beginning of the meeting, Karen passed out new staff directories, please check your information & let her know if there are any changes.
- Updated maps were passed out.
- Yellow packet that pertains to Tech Park Proposal. Discussion about our parking regulations, according to current regs they would need approximately 794 spaces, our regs are very old. Hopefully the Zoning Inspector can weigh in on what would currently be appropriate. Discussion about what is driving that number? It is based on square footage and employees.
- Sherri has talked to the Fire Chief about this project.
- Karen hopes to receive more descriptive packets prior to our next meeting for the Zoning Board to review.
- There are residents who asked to be notified anytime there is discussion about Tech Park proposals, I’m assuming they will attend.
- Notification in the newspaper regarding Tech Park Proposal & Local Commercial Input, public forum about Local Commercial Input.
- Justin offered to facilitate a meeting where we invite the residents to where they can communicate their vision of what they want Lafayette to look like, I’ll talk to Bill to ensure we are in compliance. Justin offered to mc the event, he can lead the discussion, everyone from the ZC can attend, is that something you would be interested in? Looking to put something together for early April or May. Don’t want to confuse the issues.

**Next Meeting is 3/11/2025. We will have a presentation for a proposal in Tech Park. Everyone has a yellow packet that contains preliminary information on the proposal plus all the Sections that would need to be addressed.**

**Adjournment:**

Jim made a motion to adjourn the meeting, seconded by Chase. All voting in favor.

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Nick Kittle, Chairperson

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Brian Morse, Vice Chair

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Joe Praisler

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Chase Burmeister

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Jim Aylsworth

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Tim Kassouf-alternate

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Lee Weinerman-alternate

DATE: \_\_\_\_\_