

COUNTY PLANNING COMMISSION AGENDA
March 8, 2022 REGULAR MEETING
7:30 A.M.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES:
 - A. FEBRUARY 8, 2022 REGULAR MEETING MINUTES
4. FINANCIAL REPORT AND APPROVAL OF EXPENSES
5. DIRECTOR'S REPORT
6. MAJOR SUBDIVISION TO BE REVIEWED:
 - A. DERCHAR SUBDIVISION
SUBLOT 1 AND 2
HAMB DEN TOWNSHIP
FINAL PLAT –**extended to the 3-8-22 meeting**
 - B. BROADWOOD HILL SUBDIVISION NO 2
SUBLOT RFD 1
BURTON TOWNSHIP
FINAL PLAT
 - C. AUBURN WOODS
SUBLOT 3-R
AUBURN TOWNSHIP
FINAL PLAT
7. TOWNSHIP ZONING AMENDMENTS TO BE REVIEWED:
 - A. AUBURN TOWNSHIP
TEXT AMENDMENT NO. ZC-2022-01
INITIATED FEBRUARY 10, 2022
BY ZONING COMMISSION
 - B. CHARDON TOWNSHIP
TEXT AMENDMENT NO. 2022-1
INITIATED FEBRUARY 15, 2022
BY ZONING COMMISSION
8. ADJOURNMENT



Geauga County Planning Commission
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March 8, 2022 MEETING MINUTES

1. Pledge of Allegiance

Chairperson Caterina Cocca-Fulton called the March 8, 2022 regular meeting of the Geauga County Planning Commission to order at 7:35 a.m. at 470 Center Street, Building 8, City of Chardon. A quorum was obtained. Following the Pledge of Allegiance, the roll call was called by Pamela Irizarry, Administrative Assistant and the following members were present:

2. Roll Call

Members present: Caterina Cocca-Fulton, Gary Neola, Commissioner Jim Dvorak, Jim McCaskey, Commissioner Tim Lennon and Dennis Bergansky, Nicholas Gorris, and John Oros

Members absent: Commissioner Ralph Spidalieri and Dan Miller.

Staff present: Linda Crombie (Planning Director), Allyson Kobus (Planner II), and Pamela Irizarry (Administrative Assistant).

3. Approval of Minutes for the February 8, 2022 Regular Meeting

Mr. Dvorak made a motion to approve the February 8, 2022 regular meeting minutes and Mr. Bergansky seconded the motion, and upon a call for the vote, the motion carried unanimously.

4. Financial Report and Approval of Expenses

Ms. Irizarry provided the financial report as of March 8, 2022 attached hereto and the expenses marked as Exhibit "A" totaling \$21.29. Mr. Bergansky made a motion to approve the financial report and the summary of expenses, marked exhibit "A" totaling \$21.29. Mr. Dvorak seconded the motion, and upon a call for the vote, the motion carried unanimously.

Mr. Lennon asked Ms. Irizarry what was the reason she was getting paid for mileage. Ms. Irizarry responded that she needed to go to Chardon Square to take mail to the mail room a couple days a week. Mr. Lennon wanted to know why this was not put in the inter-office mail. Ms. Crombie replied the mail room does not come to pick up the mail. All the county offices on Center Street have to drive up to the square and drop their mail off at the mail room.

See Exhibit 4A

5. Director's Report

Ms. Crombie first started off by welcoming Mr. Gorris to the Planning Commission board.

1. National Ag Day: Ms. Crombie said that March 22, 2022 is National Ag Day, and an initiative of the Agricultural Council of America (ACA) is to conduct a National Ag Day program every March. This day celebrates agriculture started in 1973. The purpose is to get an understanding of how food and fiber products are produced, appreciate how agriculture plays a role in providing safe, abundant and affordable products, and acknowledge a lot of careers in agriculture. Ms. Crombie added that it is too late to do something this year but if the Commission is interested in participating next year, a poster at the library or other locations could be done.

2. NEO Planning and Zoning Workshop: Ms. Crombie said that Northeast Ohio has been trying to hold a Planning and Zoning workshop for the last couple of years but it's been delayed due to the pandemic. June 24, 2022 has been selected and the workshop is still in the early stage of the process. Ms. Crombie commented that 2008 was the last time that Geauga County has hosted the workshop which is a smaller workshop primarily involving Lake, Geauga, and Ashtabula counties.

3. Copier replacement: Ms. Crombie said 2014 was when the Toshiba copier currently being used was purchased. She explained how this machine is a lease and the Planning Commission has spent over \$10,000.00 in the last 7.5 years. Ms. Crombie has been working with the ADP department on what is a better option for a new copy machine, and she was advised offices that do not print in high volume are better to go with purchasing a copy machine. Quotes were obtained and Meritech was the least expensive at \$3,946.00. Other county departments, such as the County Commissioner's office use Meritech copiers. She explained Planning Commission must authorize her to sign off on purchasing a new machine.

Mr. Lennon made a motion to approve the purchase of a new copy machine, and Mr. Oros seconded the motion, and upon a call for the vote, the motion carried unanimously.

Mr. Bergansky asked what the monthly fee on copier usage would be? Ms. Crombie explained the monthly cost to print black and white copies and color copies, includes replacement toner, parts and labor. Mr. Bergansky than asked when would Planning Commission receive this new copier and Ms. Crombie replied at this point she has not been given that information. Mr. Gorris asked would Planning Commission have it in by the time we moved to the new building. Mr. Dvorak asked about how long the copier warranty is and Ms. Crombie said she would have to look into it further but thought five (5) years. Ms. Cocca-Fulton said all the information was on page two of the Meritech quote. Ms. Crombie let the Planning Commission know that the Prosecutor's office had made a correction to item number 7 on Page 2 but was otherwise fine with the contract.

4. Maps for agenda items: Ms. Crombie said that Ms. Kobus has been working on improving the plats/maps for agenda items, such as for item number six (6) on the agenda, to provide a better overall view of the proposal.

5. Work Summary, February 2022:

a. Planning/Zoning/Subdivision Administration: Ms. Crombie said that during February there were 15 Lot Splits/Consolidations, 72 different zoning inquiries, one informal text amendment and 2 formal text amendments. Ms. Crombie assisted the following townships with various questions: Chester, Montville, Munson, Newbury and Russell.

b. Comprehensive Planning Efforts:

i. County Land Use Map Updates: Ms. Crombie said that Ms. Kobus is reviewing the land use layer for the municipalities and updates will be coming in upcoming months.

ii. General Plan Use: Ms. Crombie said that staff has referred to the General Plan or referred someone else to the General Plan (4) four times during February 2022. She referred to the chapter on Demographics to look up Montville Township's population density. The Land Use chapter was reviewed to determine where support for local, state, and federal agriculture could be inserted into the plan. The Natural Resources chapter was review for information on conservation easements. Ms. Crombie also said that she has been keeping track of topics that need to be added, updated, or discussed. She said the Plan is to be assessed every year, which can occur around October every year with major updates occurring every five years.

iii. Public Officials Directory: Ms. Crombie said as of 2/25/22 staff has received the last of the updates based on the November 2021 elections from the townships. She said it will be posted to the county website in March 2022.

iv. Census Bureau Boundary and Annexation Survey (BAS): Ms. Crombie explained each year the Census Bureau conducts a voluntary program called the Boundary and Annexation Survey (BAS) to confirm any jurisdictional boundary changes that may have occurred over the past year. Ms. Crombie responded to the survey that the county has had no boundary changes, but the City of Chardon and Burton Village responded individually to the survey and changes have been updated.

v. Website Updates: Ms. Crombie said Huntsburg Township Zoning Resolution has been updated effective December 2, 2021 and various census data were posted. Ms. Crombie explained Ms. Kobus has completed an additional table related only to 2020 race data, the number of Hispanic/Latinos in each township.

vi. NOACA CEDS meetings: Ms. Crombie said that she attended the February 4, 2022 Steering Committee meeting, but was unable to attend the February 16, 2022 Working Group meeting. She discussed how bio related industry can be done at a small scale in Northeast Ohio, whereas heavier industry would be more difficult due to less vacant land areas. Ms. Crombie discussed how the point was made how the region has a large amount of existing manufacturing and this is a positive regarding marketing. It was discussed that the re-use of existing buildings is a strength and an opportunity. Additionally, businesses are not familiar with who to talk to or what resources are available to them through their local communities, such as departments of development, or regionally. Ms. Crombie said

the consultant, AR 360 Consultants performed interviews with various agencies and they said they would provide that list.

Ms. Cocca-Fulton asked what is the Steering Committee and how does this play into NOACA? What is the feeling of how this impacts Geauga County? Ms. Crombie replied that the Steering Committee guides the overall development for the CEDS plan. A CEDS is a required prior to being designated as an Economic Development District (EDD) by the U.S. EDA. The EDD will allow businesses to have more opportunity to apply for federal funding. Mr. Neola asked if the Steering Committee is the same people as those on the other committee. Ms. Crombie replied that many of the same people are on both the Steering Committee and Working Group. The consultant works with both groups to draft the CEDS plan. The plan will contain quite a bit of demographic and economic data and the intent of the plan is to create strategies for job creation versus “we are going to create X number of jobs.”

Ms. Crombie added that she and Marty Castelletti from the County’s Department of Development Office attend these meetings when possible, and they have discussed of what benefit will there be to Geauga County. Mr. Lennon questioned where does Geauga County fit in, as a filler? He said that he is suspect of this and he is glad Ms. Crombie attends the meetings. He mentioned that he was even president of NOACA for time. He said he is skeptical of Cuyahoga and Cleveland. Mr. Neola said NOACA talks about equity and that is a nasty word because of what it implies. Mr. Dvorak asked if names of all the Steering Committee and Working Group members and who they represent could be provided and Ms. Crombie replied yes.

Mr. Neola commented that NOACA will do what they chose to do. Ms. Crombie commented that she previously asked NOACA as to how a business may benefit from the CEDS and was given the example of funding for machinery related to meat and cheese processing would be available. Ms. Crombie added that NOACA took the lead on the development of the plan as they are a consortium of governments and the US EDA requires a CEDS to be developed at a regional level. Mr. Dvorak asked what is the goal as the Commissioner’s Office recently obtained a letter from Cuyahoga County Executive Armond Budish as to whether Geauga County has large tracts of land. Intel is looking for 1000 acres for their next big project. Ms. Crombie advised that the discussion at the meetings has been that the Cleveland area does not have the larger open tracts of land with existing utility access.

Mr. Bergansky said federal grants come with federal guidelines, they can tell you who to hire and use. He feels Geauga County is self-sufficient. Mr. Lennon said he knew Ms. Crombie has been attending the CEDS meetings for about a year now and Ms. Crombie replied yes. Ms. Crombie indicated it began when Dave Favorite, the former county economic development director, was still here but the meetings really did not get going until the fall of 2021. Ms. Crombie said that it is expected the public input phase would be in May or June.

See Exhibit 5A

6. Major Subdivision to be reviewed

A. Proposed Derchar Subdivision

Sublot 1 and 2

Hambden Township

Final Plat – extension request received from the applicant to extend to the 4-12-22 meeting.

Ms. Crombie explained that she received a verbal request to extend Derchar Subdivision to the April 12, 2022 meeting. There was a previously a problem with the septic designer but another septic designer has agreed to commit to this.

Mr. Bergansky made a motion table the Derchar Subdivision to the 4/12/22 meeting. Mr. Neola seconded the motion, and upon a call for the vote, the motion passes unanimously.

B. Broadwood Hill Subdivision No. 2

Sublot RFD 1

Burton Township

Final Plat

Ms. Crombie discussed that Mr. and Mrs. Snyder own parcel number 04-088150 located on the south side of the Broadwood Drive cul-de-sac. The land where this parcel is located was previously designated as “Reserved for future development” on Broadwood Hills Subdivision No.2 plat. Broadwood and Longwood were plated long ago in the 1960s. In the 1970s, Lot A, Lot B, and Lot C were approved as splits. Mr. and Mrs. Snyder own Lot B, as shown on the 1970’s tax map, and they are purchasing the adjacent lot owned Windsor Road by LLC, which is also part of “Reserved for future development” and consolidating it with their property to form Sublot RFD 1 (Revised Development Area).

Ms. Cocca-Fulton asked if the road is being vacated and Ms. Crombie said no. The cul-de-sac was designated as temporary in case the road was ever extended to the east. Coincidentally, the staff received an inquiry about splitting the large property to the east into three lots so this development extending to the east basically goes away. Mr. Bergansky asked if that land is landlocked and Mr. Gorris said no and that it fronts on another street. The road will stay paved for fire and emergency.

Ms. Cocca-Fulton asked for a motion to approve the replat of Broadwood Hill Subdivision No 2 to create Sublot RFD 1. Mr. Dvorak made the motion to approve. Mr. Bergansky seconded the motion, and upon a call for the vote, the motion carried unanimously. Mr. Gorris abstained.

Secretarial Note See Exhibit 6B

C. Auburn Woods

Sublot 3-R

Auburn Township

Final Plat

Ms. Crombie said this property has been on the agenda for a while. The owner of Sublot 3-R, Ryan Piotrowski, was initially trying to subdivide the property to create an additional building site and he would have had to comply with Army Corp of Engineers for wetlands. The owner has decided not to create a new subplot but rather to split and sell the southern 17.0173 acres of his property to Mr. John Beebe located to the south and it would be consolidated for a total of 62 acres for Mr. Beebe and 29 acres for Mr. Piotrowski.

Ms. Cocca-Fulton asked if all the comments have been received from the other departments. Ms. Crombie replied that she has not received any comments from Soil and Water, but usually their comments do not affect the plat especially since a new sub-lot is no longer proposed. Soil and Water would review in the future when someone actually proposes to build. Mr. Dvorak asked if the lots involved were over 20 acres and was the calculation to the center of the road or the right away? Ms. Crombie provided the acreages for both, including and excluding the right of way.

Ms. Cocca-Fulton asked for a motion to approve Auburn Woods Sublot 3-R Re-plat contingent upon comments from Soil and Water. Mr. Oros made a motion to approve and Mr. McCaskey seconded the motion, and upon a call for the vote, the motion carried unanimously.

Secretarial Note See Exhibit 6C

7. Township Zoning Amendments to be reviewed:

- A. Auburn Township
 - Text Amendment No. ZC-2022-01
 - Initiated February 10, 2022
 - By Zoning Commission

Ms. Crombie said Auburn Township Zoning Commission submitted a text amendment related to car wash facilities, landscaping and tree service businesses, accessory dwelling units, and electric vehicle supply equipment. She explained that this amendment is focused on Article II: Definitions and Article V: Supplementary Regulations. Ms. Crombie discussed the first topic of the amendment:

Car Wash Facilities

Ms. Crombie said the Township would like to modify the definition to only permit fully automated car wash facilities. Ms. Crombie discussed Article V: Supplementary Regulations is being modified to change where car wash facilities can be located. Car wash facilities are currently permitted in the B-1 and B-3 districts. This amendment will further allow them in the B-1A, B-4, and I-1 districts. They will be prohibited in the B-2 district at the intersection of State Route 44 and Washington Street.

Ms. Crombie went over various items listed in the Development Standards including storage to be located within a building and the door cannot be greater than ten (10) feet.

Ms. Crombie said the Maintenance Standards include: no outdoor vehicle storage permitted, a report from a qualified hydrologist demonstrating that an adequate groundwater supply is available to serve the car wash facility shall be provided.

Mr. Neola asked if high school students are doing a fund raiser and would like to do a car wash for this, would that be prohibited? Ms. Crombie replied that was a good question and she feels the township would make an exception. Mr. Neola commented that he feels it is strict to prohibit self-service car washing. Mr. Gorris wanted to know why a conditional zoning certificate is required and; will this have to be renewed? Ms. Crombie said conditional uses are to be renewed, but she would have to check when it must be renewed as different townships require different time frames, such as 3 years or 5 years. Mr. Dvorak mentioned some are 2 years.

Mr. Oros commented on how realistic it is for a resident to find a qualified hydrologist and believes that will be burdensome on the property owner. He feels a certified well driller would be better qualified for this. Ms. Crombie replied that was a good recommendation and she send this to the township. Mr.

McCaskey commented that it looks like the Township just does not want self-service car washes, which he thinks is not right. He also said the EPA has review over water supply.

Landscaping and Tree Service Business

Ms. Crombie discussed how Landscaping and Tree Service business is being added as an additional Conditional Use and corresponding Development Standards and Maintenance Standards are being added. Those types of businesses will be permitted within the I-1 district.

Ms. Crombie said there are several Development Standards listed and screening of topsoil and composting, including grinding and processing wood, yard waste and other materials to produce mulch or wood chips would be prohibited. Vehicles or landscaping equipment shall be stored inside an enclosed building, but screened if located in the side yard or located behind the building. Fuel pumps, etc, shall not be located in front of any building. Landscaping materials, such as pavers, bricks, plants, when stored outside have to be on a paved area. Bulk products, including mulch shall be stored within a 3-sided storage bins. Mulch storage also has to be screened if located in the side yard or behind the main building; the business has to comply with maximum lot coverage requirements and the lot shall be fully landscaped as required in other sections of the resolution.

Ms. Crombie mentioned she will reach out to the township to recommend that they review the wording if mulch is permitted in the front yard and if screening is required based upon the current wording.

Mr. Lennon asked if “mixing wood with yard waste” could be done. He feels this is a technical difference. Mr. McCaskey asked if you were not a landscaper or had a landscaping business, would grinding then be allowed? Mr. Lennon said if an organic compound is added to make mulch, a grinder is needed too. Mr. McCaskey commented, that he may be biased but thought this is a reach. Ms. Cocca-Fulton asked if this is prohibited for a business or could someone rent a grinder and be allowed to do this? Ms. Crombie said if a resident hires a tree service business to cut down a tree and grind it, this section does not apply as that work is done at the residence itself and the chips brought back to the business site.

Mr. McCaskey asked Ms. Crombie for her comments and Ms. Crombie replied that uses such as these are more of a heavy industrial use but the township does not have a heavy manufacturing/industrial district. Mr. Lennon said he finds this section confusing because what are examples of grinding and mixing?

Mr. Neola asked if lot coverage refers to how much is built and parking and Ms. Cocca-Fulton said that the way it is written, you would have to pave the areas on which to put mulch and it would go towards the lot coverage. Mr. McCaskey said 2D requires everything to be on a paved area, which is not realistic. Ms. Cocca-Fulton said that she felt that everything in section 2D regarding landscaping materials storage was very involved.

Mr. Gorris commented on 2B; vehicle storage, it states “shall” be stored inside an enclosed building but it then states screened if in the side or rear yard. He feels the word “shall” is not worded correctly in this instance. Mr. Gorris also felt that top soil screening operation prohibited in 2A and screened topsoil could be interpreted differently. He said the township needs to decipher between them.

Maintenance Standards

Ms. Crombie briefly reviewed the Maintenance standards in Section including that vehicle repair must be located within a building, vehicle washing must comply with EPA regulations, and lights must have cut off fixtures. Ms. Crombie also mentioned the amended schedule in part C lists these businesses as a conditional use.

Accessory Dwelling Unit (Definition and Article V)

Ms. Crombie said Auburn Township has received many calls about adding additional living space for family members as needs change over time. These are commonly known as in-law suites but if you ask five different people what an in-law suite is, you will get five different answers. A definition of "Accessory Dwelling Unit" and "Dwelling Two Family" are being added to differentiate the two.

Ms. Crombie said the proposal is to permit an Accessory Dwelling unit as an area within a single-family dwelling that has an internal connection for ingress/egress, and is for living/dining, sleeping and bathing and toilet facilities, but does not include cooking facilities, all of which are used by only one (1) family. Ms. Crombie said the Township has left out cooking facilities as being permitted which is an important distinction as cooking facilities often determines whether a space is a separate dwelling unit on its own.

Ms. Crombie continued by saying the Township is adding a definition of "Dwelling Two Family unit" which is defined as a building comprised of two (2) attached dwelling units, with no internal connection for ingress/egress, to be occupied by two (2) families. Ms. Crombie said that Auburn township is adding this because there is no two (2) family zoning but want to make the distinction between an Accessory Dwelling Unit and a two-family dwelling.

Ms. Crombie explained that an Accessory Dwelling Unit is being added as a conditional use and there are concerns about how involved the regulation of this could be. If cooking facilities are not permitted, any addition with partial living space, for example, a bathroom, living room, and a bedroom is simply living space and not an accessory dwelling unit. Additions like this could be regulated through the normal zoning review process and not require the applicant to submit a Conditional Use application to the Board of Zoning Appeals. Ms. Crombie feels that the definition of single family be enforced and while the intentions are good, she said this could be burdensome to both the township and residents. Conditional uses must also require an owner to go back to the BZA every so often.

Ms. Crombie said she spoke to the Prosecutor's Office about the amendment and a key feature of a kitchen is the presence of running water. Mr. Neola said if running water for an additional laundry area, would someone need to apply for conditional use; is this separate? He said there is nothing in this amendment addressing this. Mr. Neola said an addition could be called a master suite and bath to get around it. He also commented on how he could see not allowing a cooking facility for the in-law suite; you want them to have their independence, but you need to be able to make sure they are safe too as they age.

Ms. Crombie said she recommends the township consider proposals where the Accessory Dwelling Unit could be attached to the existing garage and internal ingress/egress be made through the garage. She also commented that if they are prohibiting cooking facilities, the township would need to define what that does and does not include. Additionally, the language states that an attached garage, if separate from an attached garage serving the main dwelling unit, shall not be permitted. Ms. Crombie said the definition could prevent an attached garage even if it was not associated with an accessory dwelling unit.

Ms. Crombie said currently the amendment is requiring an Affidavit of Fact Deed Addendum be included with the application for a zoning certificate. She said all of the requirements could get quite involved and the township can enforce the existing definition of single-family dwelling. Mr. Neola agreed with Ms. Crombie on this. Ms. Cocca-Fulton commented about if someone has a live-in nanny, but they want the nanny to have their own privacy; are there loopholes with all these conditions because that person may not be related. Ms. Cocca-Fulton commented that this is more burdensome for the honest person. Ms. Cocca-Fulton stated that additions are subject to zoning and the affidavit is redundant.

Ms. Crombie said that while it is defined, calling it an Accessory Dwelling Unit has a specific meaning in planning and zoning, which is full living facilities. It should be called something else. Mr. Neola said following the definition of single family and the new two-family definition should be sufficient. Mr. Neola continued by stating that when properties are put on the market, it has to be listed as a single-family home; there would be no way that home could be ever sold as a duplex. Mr. Gorris said he was not sure about adding the definition of two-family dwelling if the township doesn't permit them. Ms. Cocca-Fulton said she feels the Township is adding it for clarification for an addition that is not considered a two family dwelling and this is what two family means to us.

Mr. Gorris said the topic of accessory dwelling units could be discussed at the workshop in June. He also said he believed the definition of single family in enough, and that there are too many holes in the definitions and proposed language that could create challenges. He said if he was to apply, he would just put down that he was adding an addition. Mr. Gorris went on to say that most people do not understand how conversations can be interpreted differently. Mr. Gorris also commented on the definition of item #5, that states a single-family dwelling unit and accessory dwelling unit shall be occupied by members of one family. Mr. Gorris wanted to know how you demonstrate who is your family or not.

Electric Vehicle Supply Equipment

Ms. Crombie discussed the topic of Electric Vehicle Supply Equipment (EVSE) and said these definitions are similar to those discussed previously for Bainbridge Township, and although there is no standard definitions for electric vehicle charging, one could be added to the Model Zoning Resolution.

Ms. Crombie briefly went over some of the criteria proposed for the regulation of EVSE, such as an EVSE space shall comply with other parking requirements, the EVSE space counts towards the minimum number of off-street parking. Ms. Crombie said electric vehicles are not new, but accommodating their charging in commercial districts is rising. These spaces will be designated with signs, similar to an ADA space is reserved, but are for a different purpose. Bollards are required for safety and Ms. Crombie noted it is written in plural form. The number of bollards will be determined by the installer, but Ms. Crombie feels the number and placement of bollards should be determined by the township zoning inspector or Fire Department.

Mr. Gorris said he is not well versed at this, but asked if there are only ten (10) spaces and one space is for electric vehicle charging, does that take away from the number of spaces available? Should an EVSE be in addition to the minimum parking? Ms. Crombie said it would have that effect, an example being the Auburn Inn. It does not have much parking and if the owner decided to install an EVSE space, the owner would have to enforce who parks there and the township may receive complaints but it is not treated the same as an ADA space. Mr. Bergansky said that Police can only enforce Fire lane and Handicap parking. He said this is an enforcement issue with the township.

Mr. Neola said the bollards should be reviewed through the Building Department.

Ms. Cocca-Fulton asked the Planning Commission to briefly go over the recommended changes and make a motion to approve with modifications. She summarized topics discussed: for car wash facilities, it was recommended to get a licensed well driller instead of a qualified hydrologist. Under Accessory Dwelling Unit, enforce the existing definition of single family dwelling and two family dwelling is sufficient. For landscape businesses, pavement requirements and reviewing mulch storage screening in in the front yard. Electric Vehicle Supply Equipment regarding bollards. Ms. Cocca-Fulton asked for any comments on this.

Mr. McCaskey said he does not like this whole amendment at all; no self-service car wash, limitations on Landscaping and Tree business, burdensome residential addition requirements and he feels it is far reaching. Mr. Lennon agreed with Mr. McCaskey and said this amendment seems almost anti-business. He said the landscaping business, trucking business, etc. bear the brunt of it. Ms. Cocca-Fulton commented that these changes proposed could cause a hardship for businesses. Mr. Dvorak also agreed with Mr. McCaskey, he feels there needs to be a balance.

Ms. Cocca-Fulton commented that the Planning Commission has gone at length to review this and she feels we could deny this and explain our concerns. She asked Ms. Crombie if she could send an email explaining why this is being denied. Ms. Crombie said the letter can only state it is for denial. Mr. Dvorak asked if we could deny with modifications but Ms. Cocca-Fulton explained the options are approve, approve with modifications, or deny.

Mr. Oros feels that this amendment be burdensome and to deny and explain why. Mr. Gorris said it should be denied and Auburn Township re-write it and submit it again.

Ms. Cocca-Fulton said for clarification purposes, we are going to make a motion to deny the proposed text amendment with direction to explain why we denied it. Mr. McCaskey made a motion to deny Auburn Township Zoning Amendment ZC 2022-01 and Mr. Oros seconded the motion, and upon a call for the vote, the motion carried unanimously. Mr. Bergansky abstained.

See Exhibit 7A

7. Township Zoning Amendments to be Reviewed:

- B. Chardon Township
Text Amendment No. 2022-1
Initiated February 15, 2022
By Zoning Commission

Ms. Crombie said that Chardon Township-submitted a proposed amendment to correct the references related to Adult Group Home to "Licensed Residential Facility".

Ms. Crombie discussed, under the definition section, the amendment would remove the definitions of "Adult Family Home" and "Adult Group Home" and "Licensed Residential Facility" would be added. In Article V, R-1 and R-2 Residential Districts, the existing language in B is being removed and replaced with similar language but also with additional language regarding no more than one licensed residential

facility per lot. The reference to licensed residential facility is also being added under the Commercial District. Ms. Crombie said the "added 11/6/2009" date could be confusing, and she recommends that an amended date could be added.

Mr. Bergansky made a motion to recommend approval to the Chardon Township Zoning Amendment 2022-01 with the Planning Director's recommendations. Mr. Dvorak seconded the motion, and upon a call for the vote, the motion carried unanimously.

See Exhibit 7B

8. Adjournment

Chairman Ms. Cocca -Fulton adjourned the meeting at approximately 9:22 am.



Caterina Cocca- Fulton, Chairman



Gary Nedla, Secretary/Treasurer



COUNTY PLANNING COMMISSION FINANCIAL REPORT
Summary

Budget – March 7, 2022



<u>Account</u>	<u>Appropriation</u>	<u>Expenditure</u>	<u>Balance</u>
Salaries	\$136,089.00	\$21,364.84	\$114,724.16
Supplies	\$3,848.00	\$124.12	\$3,723.88
Hosp.	\$25,604.00	\$4,146.00	\$21,458.00
Medicare	\$1,990.00	\$301.41	\$1,688.59
OPERS	\$19,080.00	\$2,991.08	\$16,088.92
Worker's Comp.	\$252.00	\$0.00	\$252.00
Other Expenses	\$8,978.00	\$101.55	\$8,876.45
Equipment	\$3,451.00	\$0.00	\$3,451.00
Contracted Services	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00
Total	\$199,292.00	\$29,029.00	\$170,263.00

**SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION**

Mr. Drongth MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Bergomsky.

WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS MARCH 8, 2022 MEETING;

NOW THEREFORE, BE IT RESOLVED, THAT THE GEAUGA COUNTY PLANNING COMMISSION HEREBY AUTHORIZES PAYMENT OF THE FOLLOWING BILLS OR CLAIMS:

<u>P.O.</u>	<u>ACCOUNT</u>	<u>DATE</u>	<u>VENDOR</u>	<u>AMOUNT</u>
1224	OTHER	2/8	PAMELA IRIZARRY GAS MILEAGE (MILEAGE FROM 1/3/22 to 2/1/22)	21.29
TOTAL				\$ 21.29


Chairman


Gary Neola, Secretary/Treasurer



Geauga County Planning Commission
470 Center Street, Building 1C, Chardon, Ohio 44024
Phone (440) 279-1740 Fax (440) 285-7069
www.co.geauga.oh.us/Departments/Planning-Commission

March 1, 2022

Prepared for the March 8, 2022 Geauga County Planning Commission meeting

Director's Report

1. National Ag Day

March 22, 2022 is National Ag Day and an initiative of the Agricultural Council of America (ACA) is to conduct a National Ag Day program every March. This day to celebrate agriculture was started in 1973 and the ACA's core values include:

- Understand how food and fiber products are produced.
- Appreciate the role agriculture plays in providing safe, abundant and affordable products.
- Value the essential role of agriculture in maintaining a strong economy.
- Acknowledge and consider career opportunities in the agriculture, food and fiber industry.

Their website, <https://www.agday.org/event-planning-ideas>, offers many ideas of how to promote agriculture including using the hashtag #FoodforLife to share photos of what agriculture means to you, go on a farm tour, Ag Day breakfast, library display, or scholarship contests. If the Commission is interested, participation in some manner could be considered for 2023.

2. NEO Planning and Zoning Workshop

June 24, 2022 was selected for the NEO Planning and Zoning Workshop. The workshop is in its preliminary development and details are still being worked out.

3. Copier replacement

The Planning Commission office has used a Toshiba copier since mid-2014 that was acquired through a lease. The Planning Commission must authorize me to sign off on the final purchase and the following summary is provided for your information.

Due to its age, the machine has begun to function improperly at times and has required numerous service calls to Toshiba over the past several months. The monthly service fee, established in 2014 is \$115.00 per month so the department has paid approximately \$10,465.00 over the last 7.5 years.

That cost is not acceptable and I pursued replacing the machine and the ADP Department advised that leases are no longer desired and a direct purchase is preferred as it makes more financial sense, especially for offices that do not print in high volumes.

Quotes were obtained and Meritech was the least expensive at \$3,946 and the other quotes were \$4,457 and \$4,983. Several other departments, including the County Commissioner's, Department of Development, and the Maintenance Department, recently acquired Meritech copiers as well.

Cost per black and white (\$0.0045) and color copies (\$0.045) are less than what we paid with Toshiba (\$0.0137 and \$0.077 respectively). I am still awaiting a monthly service quote but other similar departments pay less than \$100.00. The monthly service fee includes parts, travel, labor, toner, imaging units, etc.

I requested appropriations for a new copier as this was not a previously budgeted expense as the copier worked fine. The funds will be provided through a supplemental budget through the County Commissioner's office.

The order form is attached for your reference. Ms. Wieland must approve it first and she has provided comments to the ADP department regarding some potential additional language.

4. Maps for agenda items

You will notice that for the plats under agenda item #6, separate maps have been attached to the review memos to provide a more overall view of the proposal.

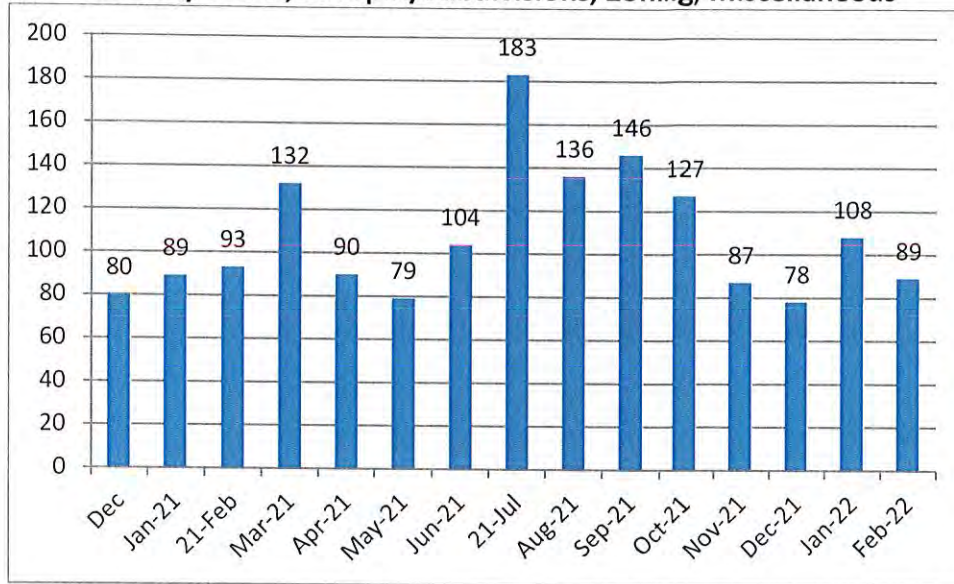
5. Work Summary, February 2022

**Geauga County Planning Commission
Work Summary, February 2022**

a. Planning/Zoning/Subdivision Administration

	# Reviewed, February 2022
Lot Splits/Subdivisions	
Re-plat	2
Major Subdivision	0
Minor Subdivisions (5 acres and less)	3
Large Lot Subdivisions (Between 5-20 acres)	0
Exempt Lots (Transfer to Adjacent Owner)	4
Exempt Lots (Over 20 acres)	1
Lot consolidations	5
Total	15
Zoning	
Informal text or map amendment reviews	1
Formal text or map amendment reviews	2
Preliminary lot split inquiries	39
Miscellaneous planning/zoning inquiries	30
Total	72
Miscellaneous	
Easements (roadway, septic, utility, etc.)	2

Monthly Totals, Lot Split/Subdivisions, Zoning, Miscellaneous



The following is a summary of various points of contact with the townships:

Chester

- Assisted with inquiries about an unusual lot split and a lot area variance.

Montville

- Provided guidance on how to approach potential re-zonings of their commercial areas.

Munson

- Informal review of text amendment

Newbury

- Continued work on park and conservation easement map

Russell

- Assisted with inquiry about an unusual lot split

b. Comprehensive Planning Efforts

i. County Land Use Map Updates

Ms. Kobus is reviewing the land use layer for the municipalities. An overall update will be coming in the coming months.

ii. General Plan Use

The staff referred to the General Plan or referred someone else to the Plan four (4) times during February 2022 for the following chapters:

- Demographics: Researched the map on population density of Montville Township.

- Land Use: Reviewed the chapter to determine where supporting local, state, and federal agricultural initiatives could be inserted, subject to further discussion at the next Plan update.
- Natural Resources: information on conservation easements in preparing a draft Info Sheet on conservations easements.
- Economic Development: referred to existing Generalized Zoning Map and made a note to update map with next Plan update.

Please be aware that the staff is keeping track of potential topics, maps, data, etc. to discuss at the yearly assessment of the Plan, which will occur in October 2022. Any points the Commission members would like to discuss can be added to the list. Major updates will occur at the five year review timeframe.

iii. **Public Officials Directory**

As of 2-25-22 we received the last updates from the townships and municipalities based upon the November 2021 election, retirements, etc. The Directory will be posted in March.

iv. **Census Bureau Boundary and Annexation Survey (BAS)**

Each year the Census Bureau conducts a voluntary program known as the Boundary and Annexation Survey (BAS) to confirm any jurisdictional boundary changes that may have occurred over the past year. I responded to the survey that there are not county boundary changes. The individual communities respond as well and the annexation and detachments that occurred over the last couple of years regarding Burton Village and City of Chardon have already been updated.

v. **Website Updates**

Several updates were made including the following:

- Huntsburg Township Zoning Resolution effective December 2, 2021
- Census data: various census data were posted. Race data from 2010-2020 was previously presented but Ms. Kobus completed an additional table related to only 2020 race data, which was included in your Dropbox packet. As more census data is released, we will inform the Planning Commission and subsequently post the information to the website.

vi. **NOACA CEDS meetings**

I attended the February 4 Steering Committee meeting but was not able to attend the February 16 Working Group meeting. Discussions included how bio related industry can be done in Northeast Ohio at a small scale/footprint but heavier industry, such as the Intel project in Columbus, will be more difficult as the Columbus area has more vacant land and potential sites readily available. The point was made that we have a large amount of existing manufacturing and that is a positive regarding marketing. Re-use of existing buildings, while a commitment, is a strength and opportunity and the lack of wide open developable land is not necessarily a weakness.

It was also discussed that businesses are not familiar with who to talk to or what resources are available to them through their local communities (departments of development, mayors, etc.) or regionally (Team Neo, Magnet, Jobs Ohio, etc.). The consultant, AR 360 Consultants, also advised they will provide a list of the agencies with which they conducted interviews and follow up with that list for review.

Geauga County Race and Hispanic or Latino: 2020

Census Tract	Total Population	Race										Population of two or more Races	Population of Three Races	Population of Four Races	Population of Five Races	Hispanic or Latino (Of A)
		Population of One Race														
		Total	White alone	Black or African American	American Indian and Alaska Native alone	Asian alone	Native Hawaiian and Other Pacific Islander alone	Some Other Race alone								
010101	305	284	277	5	0	0	1	68	0	0	1	21	0	0	0	0
010102	6,574	6,280	6,093	69	6	0	44	145	0	0	44	283	11	0	0	0
010103	12,893	12,362	11,695	448	5	0	69	7	0	0	10	490	36	4	1	0
010104	2,972	2,847	2,810	18	2	0	10	3	0	0	9	113	10	2	0	0
010105	1,407	1,347	1,324	11	0	0	3	53	1	0	31	59	1	0	0	0
010106	5,242	5,032	4,888	56	3	0	15	31	0	0	67	201	9	0	0	0
010107	4,494	4,305	4,236	22	1	0	15	61	0	0	182	335	7	0	0	0
010108	9,957	9,597	9,408	55	6	0	13	18	0	0	57	144	25	0	0	0
010109	2,798	2,653	2,550	30	3	0	19	8	0	0	198	7	1	0	0	0
010110	4,676	4,473	4,398	29	9	0	3	4	0	0	7	198	5	0	0	0
010111	136	128	117	0	0	0	3	8	0	0	3	7	1	0	0	0
010112	3,657	3,598	3,567	21	3	0	2	26	1	0	2	57	2	0	0	0
010113	4,525	2,621	2,526	36	1	0	30	5	2	0	120	65	5	2	0	0
010114	2,748	4,453	4,406	29	3	0	9	10	1	0	65	73	6	1	0	0
010115	1,938	1,863	1,827	19	1	0	5	57	1	0	275	2	2	0	0	0
010116	7,087	6,807	6,583	90	2	0	75	19	0	0	43	218	5	0	0	0
010117	5,244	5,021	4,877	81	1	0	43	12	0	0	5	62	3	0	0	0
010118	4,446	4,381	4,362	2	0	0	5	55	0	0	31	250	6	0	0	0
010119	5,404	5,148	5,022	40	0	0	6	60	3	0	155	95	0	0	0	0
010120	3,972	3,817	3,735	13	0	0	6	1	0	0	6	2	2	0	0	0
010121	2,144	2,047	2,034	2	4	0	6	16	0	0	3	61	1	0	0	0
010122	2,778	2,715	2,687	6	3	0	3	16	0	0	3	1	1	1	0	0

Image Management Agreement

The Meritech Image Management Agreement provides full service on all covered equipment. The Image Management Agreement includes all parts, labor, travel for all service, preventative maintenance, toner and image units. Any exceptions or exclusions must be so noted on the face of this agreement. Impressions made during the billing period will be invoiced at the monthly rates as noted on the front of this order.

SERVICE / SUPPLY BILLING TERMS

If there is a lapse in payment, Meritech reserves the right to withhold service on any equipment covered by this agreement.

All cancelled contracts where supplies are included will receive a final invoice for any toner and developer residing in machine and any unused supplies not returned at the time of cancellation, at manufacturer's suggested retail pricing.

Freight billed represents the shipping & handling cost based upon size, weight and destination of package.

RENEWAL TERMS

Meritech reserves the right to cancel the agreement due to non-payment of invoices, excessive abuse of equipment and/or irreconcilable differences.

TERMS & CONDITIONS

- 1 All parts and labor are provided during normal business hours of 8:00 am to 5:00 pm Monday through Friday, excluding Holidays. Refer to Meritech's M Guarantee program, regarding various M Services terms and conditions.
- 2 The amount of toner included in this agreement will be sufficient to provide 20% above manufacturers published yields for both black and color output. If applicable an excess toner charge may be assessed on a pro-rated basis.
- 3 All pre-paid service contracts are non-refundable.
- 4 **Non-Transferable/Non-Refundable Agreement;** this agreement becomes void upon the sale or transfer of this equipment within or outside Meritech's servicing territory.
- 5 Any damages incurred from the movement of equipment by non-authorized Meritech Personnel will be the responsibility of customer.
- 6 Any litigation arising hereunder shall be brought in a court of competent jurisdiction of Geauga County, Ohio.

EXCLUSIONS

- 1 UNCONTROLLABLE CIRCUMSTANCES: This agreement does not cover the repair of any or all equipment, if the equipment is damaged by Uncontrollable Circumstances; i.e., natural disasters, fire, water, accident, theft, act of third party, casualty, or any loss or damage occurring from uncontrollable circumstances.
- 2 Customer abuse: This agreement does not cover the repair of any or all equipment resulting from misuse or neglect to follow proper operating procedures. All components which may become broken, lost or damaged are chargeable.
- 3 This agreement does not cover the repair of any or all equipment, if it is deemed that the electrical supply to the equipment is bad or faulty.
- 4 Circuit Board failures, unless a Meritech approved surge protection device is installed in-line with listed equipment.
- 5 Meritech reserves the right to charge customer for any parts and supplies deemed by Meritech as noncompliant.





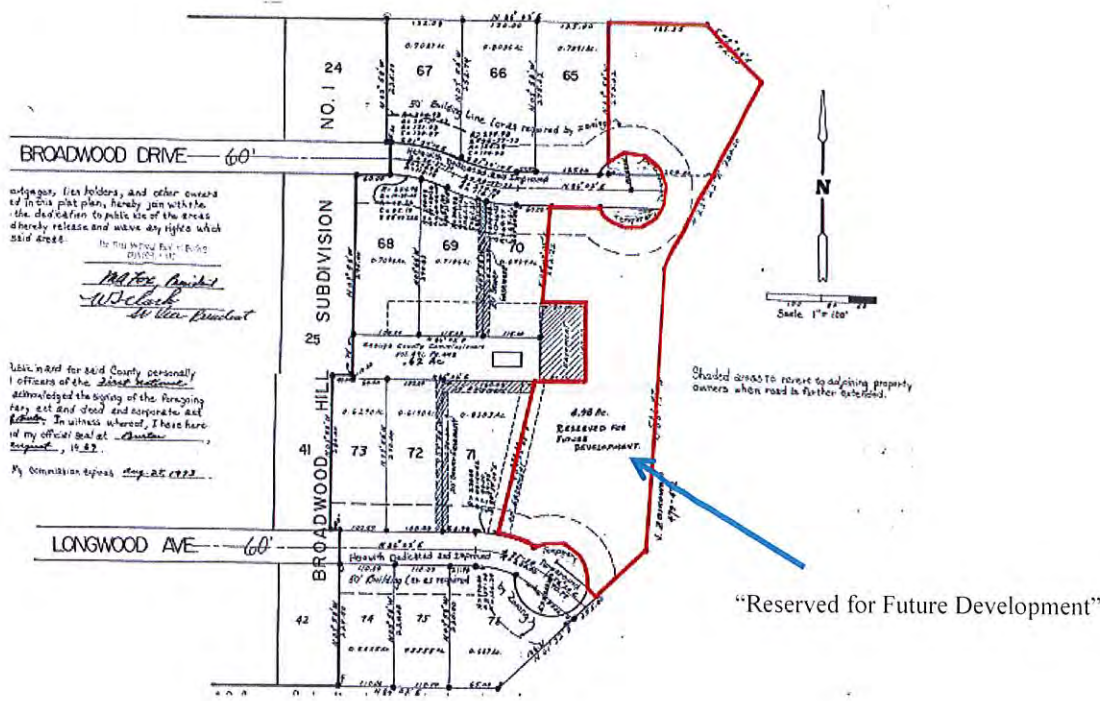
Geauga County Planning Commission
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MEMORANDUM

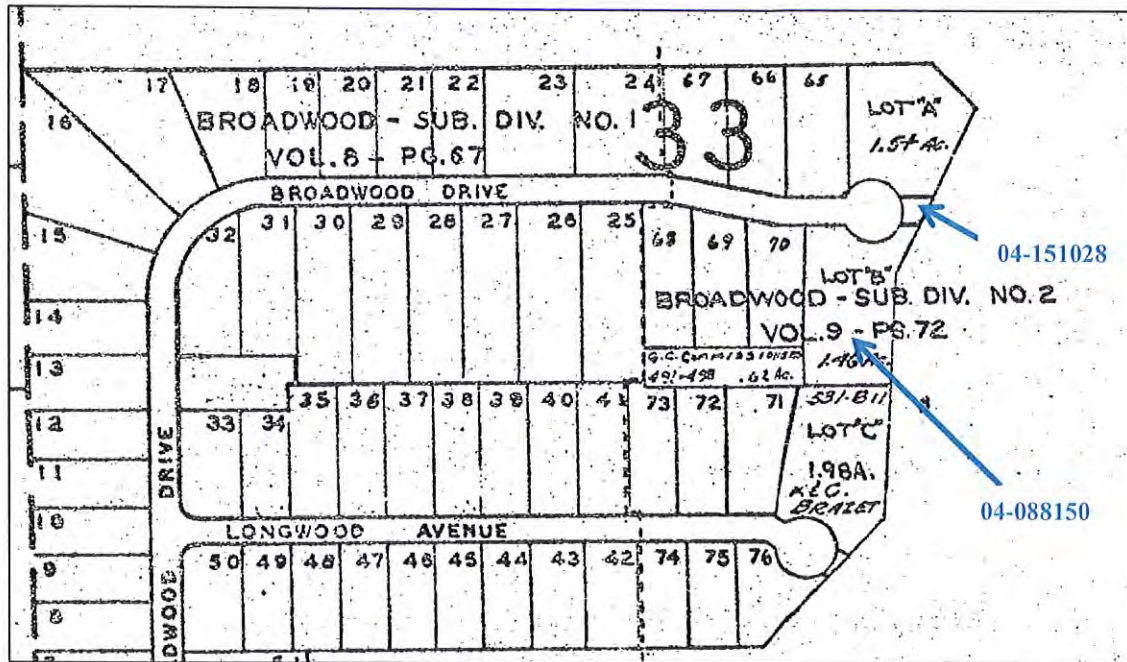
DATE: March 1, 2022
TO: Planning Commission members
FROM: Linda M. Crombie, Planning Director
RE: Broadwood Hill Subdivision No. 2 Re-plat, Agenda Item 6B

Township: Burton Number of new lots: None (consolidation)
Zoning: R-5 Low Density Residential Project Acreage: 1.687 acres
Subdivision: Broadwood Hill Subdivision No. 2 Lot size range: n/a
Project Type: Re-plat (consolidation) Average lot size: n/a
Applicant: Timothy Snyder

Summary: Timothy and Carolyn Snyder own parcel 04-088150 located on the south side of the Broadwood Drive cul-de-sac. The land where this parcel is located was previously designated as "Reserved for Future Development" on the Broadwood Hills Subdivision No. 2 plat. Please see the area marked in red below for reference.



After the plat was recorded in 1969, three additional lot splits were approved in the 1970's and parcel 04-088150 (labeled as "Lot B" on the tax map below) is now owned by the Snyders'. Lots "A", "B", and "C" below comprise the "Reserved for Future Development" area.



Mr. and Mrs. Snyder are now purchasing an adjacent parcel, 04-151028, owned by Windsor Road, LLC, which was also part of the "Future Development Area" and consolidating it with their parcel to form Sublot RFD 1. ("RFD" stands for "revised development area").

Review comments:

<i>Soil and Water:</i>	No comments
<i>Burton Zoning:</i>	No comments
<i>Tax Map:</i>	Approved
<i>Engineer's Office:</i>	No comments
<i>Health Department:</i>	N/A
<i>Water Resources:</i>	No comments

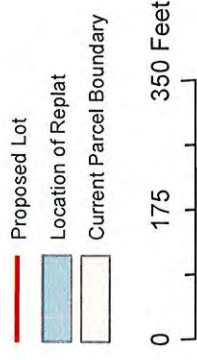
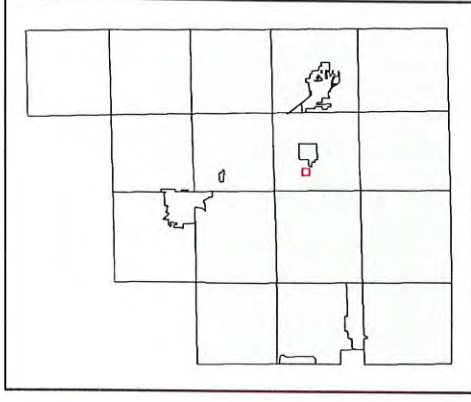
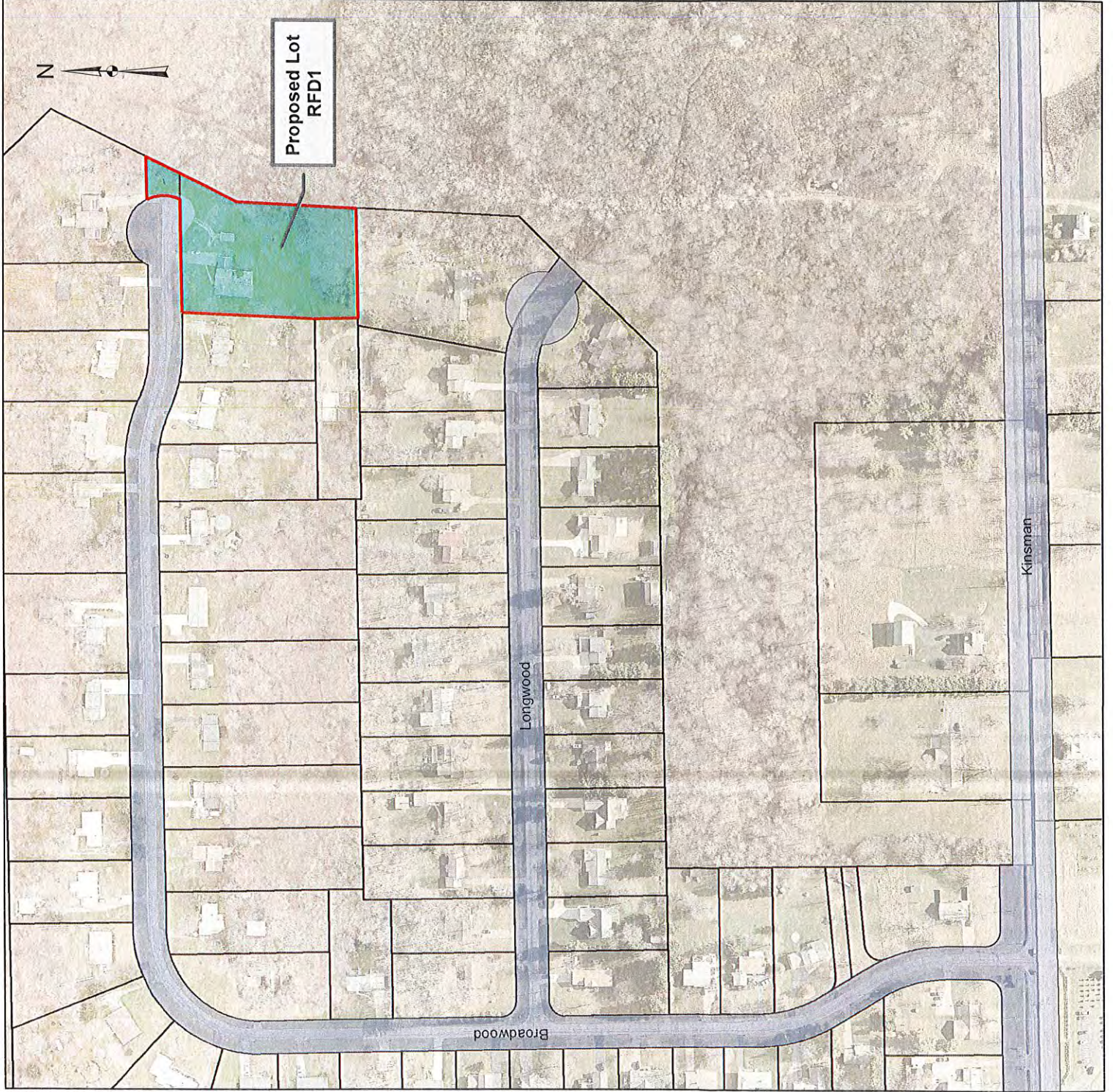
Recommendation

Approve the re-plat/consolidation of parcel 04-088150 and 04-151028 to create Sublot RFD 1.

c: file

Broadwood Hill Replat & Consolidation

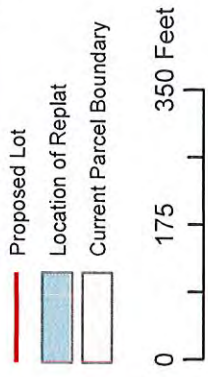
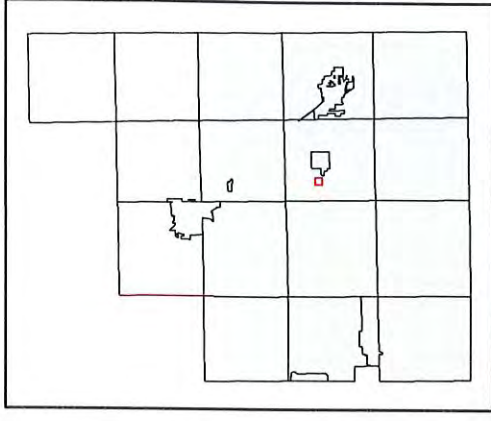
Burton Township



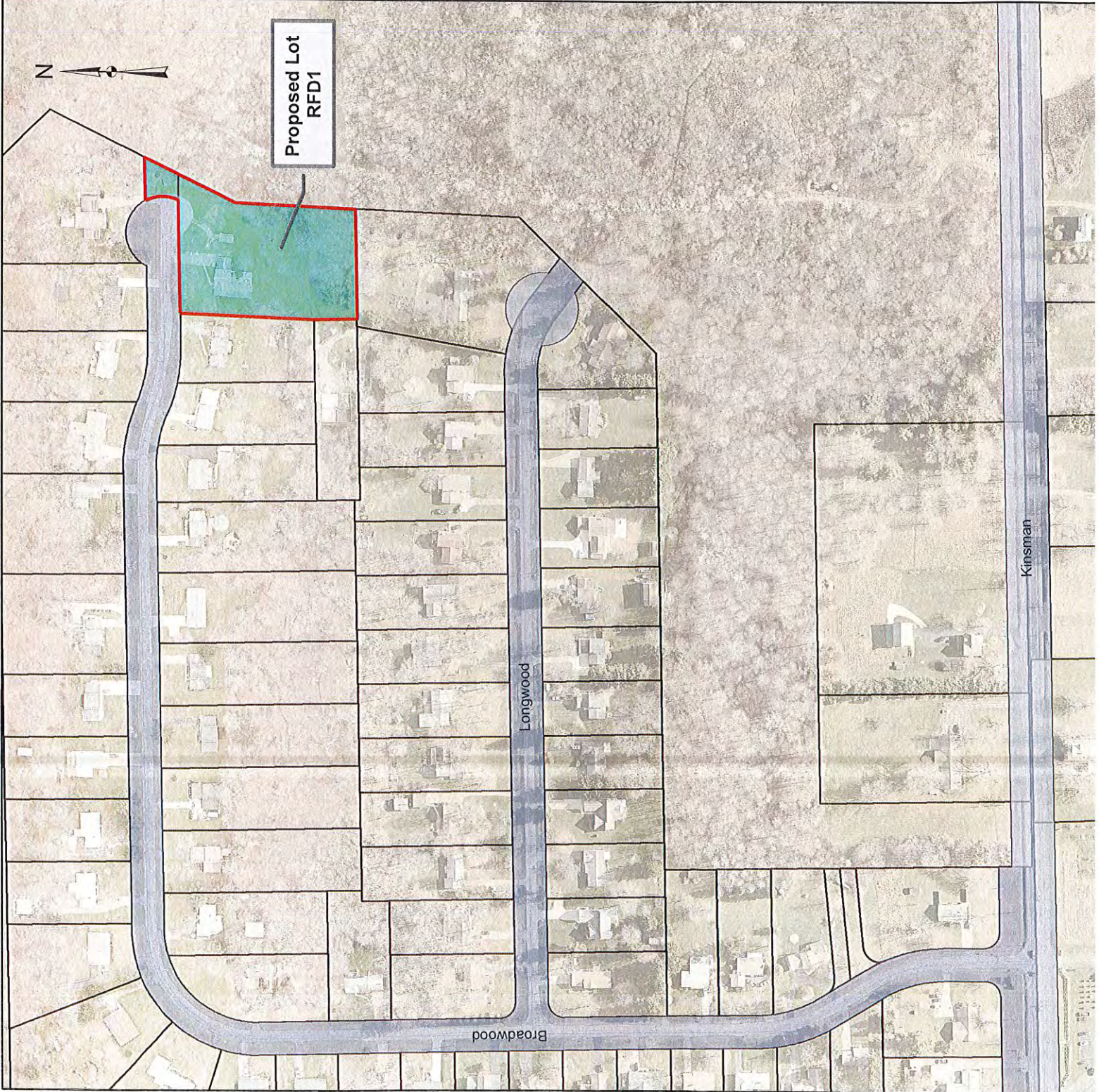
Disclaimer: This map was prepared by the Geauga County Planning Commission using local, state, federal, or other sources and Geauga County assumes no legal responsibility for the accuracy of this information. This map does not replace a field survey prepared by a licensed surveyor, deeds, easements, or other recorded legal instruments relating to the properties depicted.

Broadwood Hill Replat & Consolidatio

Burton Township



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MEMORANDUM

DATE: March 1, 2022
 TO: Planning Commission members
 FROM: Linda M. Crombie, Planning Director, AICP
 RE: Auburn Woods Re-plat

Township:	Auburn	Number of new lots:	None (split/consolidation)
Zoning:	R-1 Residential 3 acres	Project Acreage:	91.7733 acres
Subdivision:	Auburn Woods	Lot size range:	n/a
Project Type:	Re-plat (split/consolidation)	Average lot size:	45.886 acres
Applicant:	Ryan Piotrowski and John Beebe		

Summary:

You will recall that Ryan Piotrowski, owner of Sublot 3-R of Auburn Woods Re-plat, was on the agenda since May 2021 regarding a proposal to split his sub-lot to create an additional building site. Mr. Piotrowski withdrew the proposal, which was accepted at the January 2022 meeting.

Since then the proposal has been revised and does not involve creating an additional building site. Instead the southerly 17.0173 acres of Piotrowski's Sub-lot 3-R (01-117601) will be split and consolidated with John Beebe's property (01-119185) located to the south. The result will be Sub-lot 3-R1 (29.3501 acres) and Sub-lot 3-R2 (62.4232 acres). See the attached aerial photo for reference.

Review comments:

<i>Soil and Water:</i>	Comments not yet received
<i>Auburn Zoning:</i>	No issues with the lot consolidation. The property that Mr. Piotrowski is selling does have wetland issues on it and would be more difficult to develop but that is not the Beebe's intention.
<i>Tax Map:</i>	Approved
<i>Engineer's Office:</i>	No comments
<i>Health Department:</i>	Comments not yet received.
<i>Water Resources:</i>	N/A

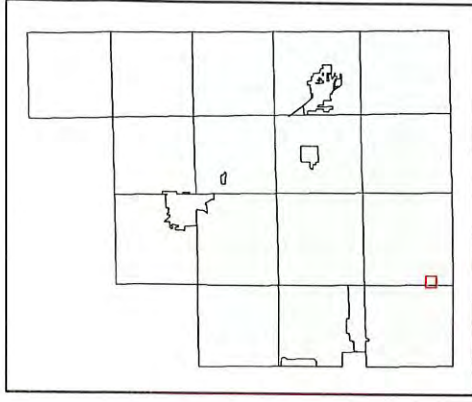
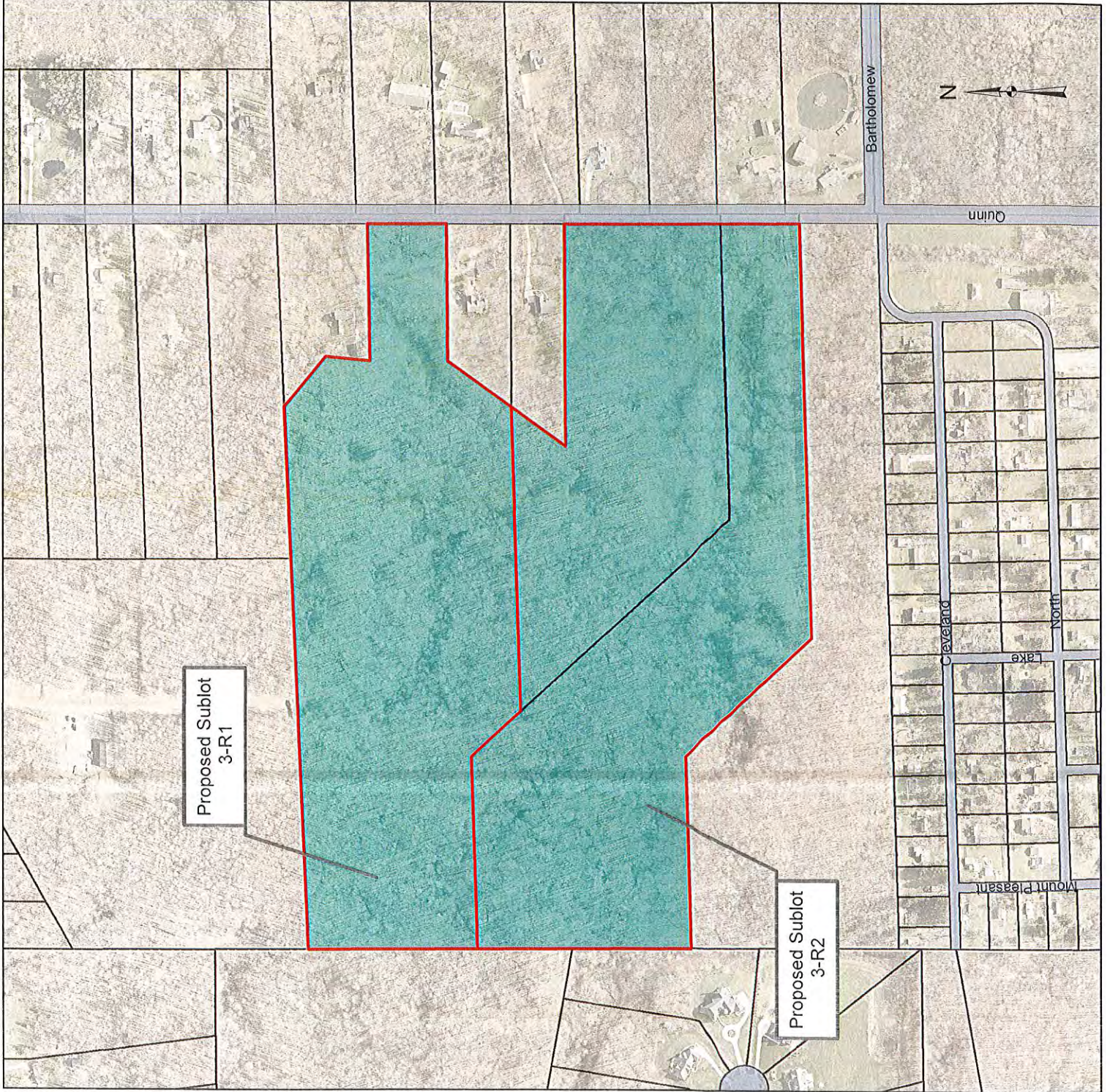
Recommendation

Approve the re-plat/consolidation of parcels 01-117601 and 01-119185 to create Sub-lot 3-R1 and 3-R2 contingent upon compliance with comments from Soil and Water and the Health Department, once received.

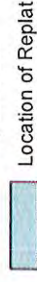
c: file

Auburn Woods Replat

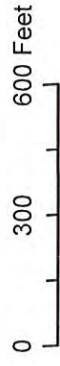
Auburn Township



Proposed Lot



Current Parcel Boundary



Disclaimer: This map was prepared by the Geauga County Planning Commission using local, state, federal, or other sources and Geauga County assumes no legal responsibility for the accuracy of this information. This map does not replace a field survey prepared by a licensed surveyor, deeds, easements, or other recorded legal instruments relating to the properties depicted.

AUBURN WOODS RE-SUBDIVISION SUBLT 3-R

24-023

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GAUGA AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL LOT NUMBER 2, TRACT 3, ALSO KNOWN AS ALL OF A PARCEL OF LAND CONVEYED TO JOHN L. BEEBE, TRUSTEE, BY DEED RECORDED IN VOLUME 2129, PAGE 23 OF GAUGA COUNTY DEED RECORDS, ALSO KNOWN AS ALL OF SUBLT 3-R OF THE "REFLAT OF SUBLT 3 OF AUBURN WOODS SUBDIVISION PHASE I", AS RECORDED IN VOLUME 43, PAGE 37 OF GAUGA COUNTY DEED RECORDS, AND CONTAINING 91.7733 ACRES AND REPRESENTING ALL OF PERMANENT PARCELS NUMBER 01-119185 AND NUMBER 01-117601.

SUBDIVISION TABULATION

PROPOSED LOTS	2
TOTAL AREA	91.7733 ACRES
AREA IN SUBLOTS	91.7733 ACRES
AREA IN EXISTING R/W	0.6747 ACRES
MINIMUM SIDE YARD SETBACK	30'
MINIMUM REAR YARD SETBACK	50'

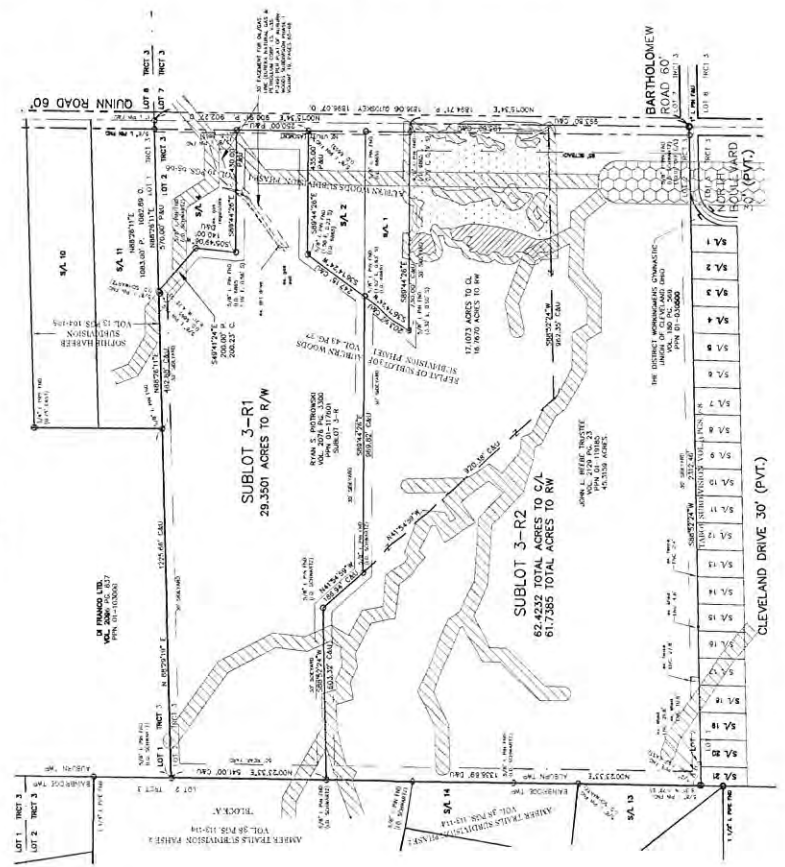
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECT SUPERVISION. MONUMENTS WERE FOUND OR SET AS INDICATED. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. ALL ANGLES ARE EXPRESSED IN DEGREES AND MINUTES AND SECONDS. ALL DIMENSIONS ARE INTENDED TO INDICATE ANGLES ONLY. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN ADVISED OF ANY VIOLATION OF THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

RUDY E. SCHWARTZ 2-11-22 Date

RUDY E. SCHWARTZ, P.S. #71193 Date



Survey Plat & Description
Approved For Plat by R.E. (11-21-22)
Rudy E. Schwartz, P.S. #71193
Professional Engineer, State of Ohio



PREPARED FOR:
JOHN L. BEEBE, TRUSTEE
8590 PEPPERMILL RUN
CHAGRIN FALLS, OH 44023

PREPARED FOR:
RYAN S. PIOTROWSKI
18780 GAUGA LAKE ROAD
CHAGRIN FALLS, OH 44023

LEGEND

- 5/8" Iron Pipe (4" Minimum)
- 6" Iron Pipe (4" Minimum)
- 8" Iron Pipe (4" Minimum)
- 12" Iron Pipe (4" Minimum)
- 18" Iron Pipe (4" Minimum)
- 24" Iron Pipe (4" Minimum)
- 30" Iron Pipe (4" Minimum)
- 36" Iron Pipe (4" Minimum)
- 42" Iron Pipe (4" Minimum)
- 48" Iron Pipe (4" Minimum)
- 54" Iron Pipe (4" Minimum)
- 60" Iron Pipe (4" Minimum)
- 66" Iron Pipe (4" Minimum)
- 72" Iron Pipe (4" Minimum)
- 78" Iron Pipe (4" Minimum)
- 84" Iron Pipe (4" Minimum)
- 90" Iron Pipe (4" Minimum)
- 96" Iron Pipe (4" Minimum)
- 102" Iron Pipe (4" Minimum)
- 108" Iron Pipe (4" Minimum)
- 114" Iron Pipe (4" Minimum)
- 120" Iron Pipe (4" Minimum)

25' SEPARATE SETBACK (PER OS) (SEE OS SHEETS AND WETLANDS STUDY BY ENVISOURCE)

75' SEPARATE SETBACK (PER OS)

WETLANDS (PSS) (PER WETLANDS STUDY BY ENVISOURCE)

WETLANDS (PFD MUTANT) PER WETLANDS STUDY BY ENVISOURCE

ACCEPTANCE CERTIFICATION

THE PLAT COMPLETELY REPRESENTS THE SUBDIVISION SUBLT 3-R, A SUBDIVISION OF ORIGINAL LOT NUMBER 2, TRACT 3, ALSO KNOWN AS ALL OF A PARCEL OF LAND CONVEYED TO JOHN L. BEEBE, TRUSTEE, BY DEED RECORDED IN VOLUME 2129, PAGE 23 OF GAUGA COUNTY DEED RECORDS, ALSO KNOWN AS ALL OF SUBLT 3-R OF THE "REFLAT OF SUBLT 3 OF AUBURN WOODS SUBDIVISION PHASE I", AS RECORDED IN VOLUME 43, PAGE 37 OF GAUGA COUNTY DEED RECORDS, AND CONTAINING 91.7733 ACRES AND REPRESENTING ALL OF PERMANENT PARCELS NUMBER 01-119185 AND NUMBER 01-117601.

I, WINNER WHEREOF THE UNDERSIGNED HEREBY SET MY HAND THIS ____ DAY OF _____ 20__.

RYAN S. PIOTROWSKI

BY COMMISSIONER EXPRESS

WITNESSES: _____ FRONT NAME _____ DAY OF _____ 20__

WITNESSES: _____ FRONT NAME _____ DAY OF _____ 20__

THESE PLAT COMPLEX WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION THIS ____ DAY OF _____ 20__

AT _____ OHIO THIS ____ DAY OF _____ 20__

RODNEY PUBLIC _____ DAY OF _____ 20__

BY COMMISSIONER EXPRESS _____ DAY OF _____ 20__

ACCEPTANCE CERTIFICATION

BE IT KNOWN THAT JOHN L. BEEBE, TRUSTEE, OWNER OF THE LAND SHOWN HEREIN, HEREBY CERTIFIES THAT THIS PLAT COMPLETELY REPRESENTS THE SUBDIVISION SUBLT 3-R, A SUBDIVISION OF ORIGINAL LOT NUMBER 2, TRACT 3, ALSO KNOWN AS ALL OF A PARCEL OF LAND CONVEYED TO JOHN L. BEEBE, TRUSTEE, BY DEED RECORDED IN VOLUME 2129, PAGE 23 OF GAUGA COUNTY DEED RECORDS, ALSO KNOWN AS ALL OF SUBLT 3-R OF THE "REFLAT OF SUBLT 3 OF AUBURN WOODS SUBDIVISION PHASE I", AS RECORDED IN VOLUME 43, PAGE 37 OF GAUGA COUNTY DEED RECORDS, AND CONTAINING 91.7733 ACRES AND REPRESENTING ALL OF PERMANENT PARCELS NUMBER 01-119185 AND NUMBER 01-117601.

I, WINNER WHEREOF THE UNDERSIGNED HEREBY SET MY HAND THIS ____ DAY OF _____ 20__.

JOHN L. BEEBE, TRUSTEE

WITNESSES: _____ FRONT NAME _____ DAY OF _____ 20__

WITNESSES: _____ FRONT NAME _____ DAY OF _____ 20__

THIS PLAT COMPLEX WITH THE APPLICABLE HOUSEHOLD STAGES TREATMENT RULES ADOPTED UNDER SECTION 2746.02 OF THE REVISED CODE BY THE CEAUGA COUNTY GENERAL HEALTH DISTRICT DEPARTMENT OF HEALTH, THIS ____ DAY OF _____ 20__

AT _____ OHIO THIS ____ DAY OF _____ 20__

BY COMMISSIONER EXPRESS _____ DAY OF _____ 20__

APPROVALS

APPROVED AS TO LEGAL FORM THIS ____ DAY OF _____ 20__

George County Prosecutor _____ JAMES H. FLAV

APPROVED THIS ____ DAY OF _____ 20__

Charles Stevens (Chairperson) _____ George County Planning Commission

APPROVED THIS ____ DAY OF _____ 20__

James W. Unruh _____ George County Commissioner

Timothy C. Leman _____ George County Commissioner

Ralph Spaldier _____ George County Commissioner

THIS PLAT COMPLEX WITH THE APPLICABLE AUBURN TOWNSHIP ZONING RESOLUTION THIS ____ DAY OF _____ 20__

Frank Kilia _____ Auburn Township Zoning Inspector

THIS PLAT COMPLEX WITH THE APPLICABLE HOUSEHOLD STAGES TREATMENT RULES ADOPTED UNDER SECTION 2746.02 OF THE REVISED CODE BY THE CEAUGA COUNTY GENERAL HEALTH DISTRICT DEPARTMENT OF HEALTH, THIS ____ DAY OF _____ 20__

Joe Cartell PE, PS _____ George County Engineer

TRANSFERRED THIS ____ DAY OF _____ 20__

Charles E. Weller _____ George County Auditor

FILED FOR RECORD THIS ____ DAY OF _____ 20__

RECORDED THIS ____ DAY OF _____ 20__

George County Recorder _____

APPROVALS

APPROVED AS TO LEGAL FORM THIS ____ DAY OF _____ 20__

George County Prosecutor _____ JAMES H. FLAV

APPROVED THIS ____ DAY OF _____ 20__

Charles Stevens (Chairperson) _____ George County Planning Commission

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James W. Unruh _____ George County Commissioner

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Joe Cartell PE, PS _____ George County Engineer

TRANSFERRED THIS ____ DAY OF _____ 20__

Charles E. Weller _____ George County Auditor

FILED FOR RECORD THIS ____ DAY OF _____ 20__

RECORDED THIS ____ DAY OF _____ 20__

George County Recorder _____

SCHWARTZ LAND SURVEYING, INC.
POLY 1-531-14742
15000 W. STATE ST.
COLUMBUS, OH 43240
TEL: 614-891-1111 FAX: 614-891-1112



Geauga County Planning Commission
470 Center Street, Building 1C, Chardon, Ohio 44024
Phone (440) 279-1740 Fax (440) 285-7069
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: March 1, 2022
TO: Planning Commission members
FROM: Linda M. Crombie, Planning Director, AICP
RE: Auburn Township Amendment ZC-2022-1, Agenda Item 7A

The Auburn Township Zoning Commission submitted text amendment related to car wash facilities, landscaping and tree service businesses, accessory dwelling units, and electric vehicle supply equipment that impact the following articles:

1. Article II: Definitions
2. Article V: Supplementary Regulations

The amendment was provided in Microsoft Word, and while the content was the same as the paper copy that was officially submitted, it was not in the exact same format. Therefore, the following comments are provided based upon the review of the hard copy submitted by the Township. My recommendations are highlighted in yellow as usual.

CAR WASH FACILITIES

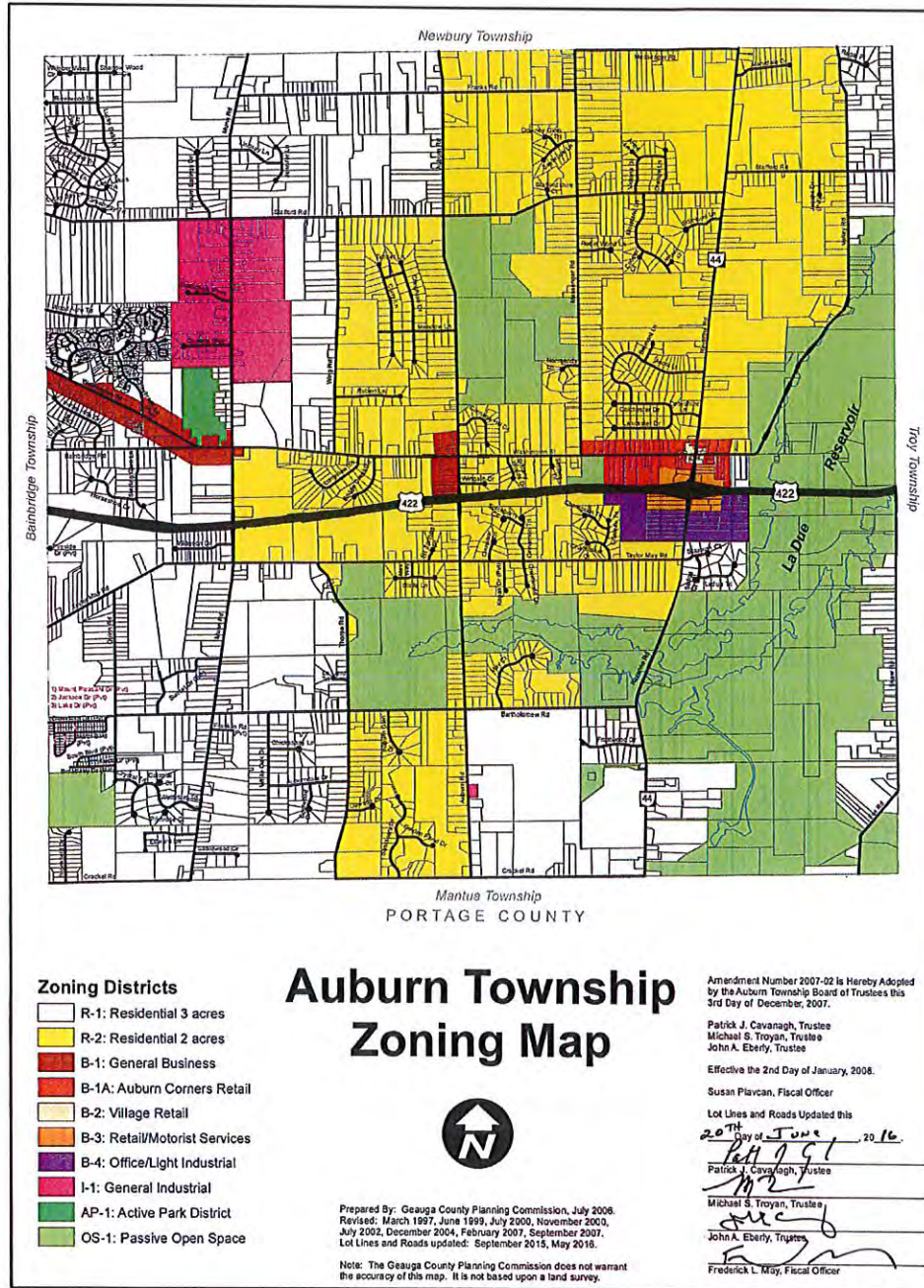
Article 2 (Definitions)

Car Wash Facility: The Township desires to prohibit self-service car washes and the existing definition is being modified to only permit fully automated facilities or ones that involve washing by employees only. Two (2) other definitions were added as well.

Article 5 (Supplementary Regulations)

Section 5.03 regulates Conditional Uses and Section 5.03(k) is being modified to change where car wash facilities can be located and additional detail is also being added to the Development Standards and Maintenance Standards.

- Section 5.03(k)(1): Car wash facilities are currently permitted in the B-1 and B-3 districts but this amendment will further allow them in the B-1A, B-4, and I-1 districts. They will continue to not be permitted within the B-2 district located at the intersection of SR 44 and Washington Street. Please see the zoning map on Page 2 for reference.



- Section 5.03(k)(2): The existing language related to car wash Development Standards is being modified and is straight forward. Items “g”, “h”, and “i” are new to this list of standards.
- Section 5.03(k)(3): Additional Maintenance standards are being added as Items “c” and “d” related to groundwater supply and noise levels.

LANDSCAPING AND TREE SERVICE BUSINESS

Article 5 (Supplementary Regulations)

Section 5.03(n) Landscaping and Tree Service business is being added as an additional Conditional Use and corresponding Development Standards and Maintenance Standards are being added:

- Section 5.03(n)(1): Landscaping and Tree Service businesses will be permitted within the I-1 District. The I-1 district accounts for approximately 480 acres, thus allowing a sizeable area for these types of businesses.
- Section 5.03(n)(2): Several development standards are being added to ensure proper storage and screening of various vehicles and landscaping materials.
 - Subsection (a): prohibits topsoil screening, composting that includes processing of materials to create mulch or chips.
 - Subsection (d): As written, mulch storage shall be screened if located in the side yard or behind the main building. Recommend the Township review this subsection to verify if mulch storage is permitted within the front yard and if screening is required.

ACCESSORY DWELLING UNITS (ADU)

Article 2, (Definitions)

The Township has received many calls for additional living space in order to accommodate family members. A definition of “Accessory Dwelling Unit” and “Dwelling Two Family” are being added to note the difference between the two.

An Accessory Dwelling Unit, as proposed, is an addition onto the existing dwelling and the definition requires an internal connection between the two structures and further specifies “cooking facilities” are not permitted. This is an important distinction as the presence of cooking facilities is a key factor in determining whether a space is a separate dwelling unit on its own. The Township seeks to permit these additional living spaces to be flexible as family needs change over time.

Article 5 (Supplementary Regulations)

Section 5.03(o) Accessory Dwelling Unit is being added as an additional Conditional Use and numerous criteria are proposed for the regulation thereof. Per the definition, if cooking facilities are not permitted, any such proposed addition is arguably partial living space (EX: bedroom, bathroom, and living room), and is not a “dwelling unit” as already defined in their resolution.

Such additions could be regulated and reviewed through the normal zoning certificate review process and does not warrant requiring an applicant to submit a Conditional Use application to the Board of Zoning Appeals. Please see the additional comments related to the criteria in Section 5.03(o):

- Item 1: Recommend the Township consider proposals where the ADU could be attached to the existing garage and internal ingress/egress be made through the garage, which creates an addition more or less separate from the main dwelling unit.
- Item 2: If cooking facilities are not allowed, the addition is simply additional living space. "Cooking facilities" is standard zoning language, but if it is not defined, it is open to interpretation. If the Township considers adopting this amendment, recommend a definition of "cooking facilities" be added.
- Item 3: This limits the size to 800 square feet and while likely sufficient, building additions for living, sleeping, and bathing have not been limited in size in the past.
- Item 4: This prohibits an additional attached garage if it is separate from the attached garage. Recommend the Township revisit this language as it could be problematic due to the multitude of floor plan layouts. An owner may propose an additional attached garage that is not attached to the existing garage and which is also not associated with the accessory dwelling unit.
- Item 5: Enforcing occupancy by members of one family will be impossible. Does the Township propose to require documentation (birth certificate, marriage certificate, adoption document, etc.) to prove such relationship?
- Item 6: Language is good for clarification, should the Township adopt the amendment.
- Item 7: No comments
- Item 8: This language is strict to require an affidavit if cooking facilities are not permitted. Refer back to comment on Page 3 about "partial living space"

Section 5.03(o) would not be necessary if the Zoning Inspector reviews proposals for compliance with the new definition of "accessory dwelling unit", "dwelling two-family" and the existing definitions for "dwelling single family" and "dwelling unit" based upon the application and floor plans. Recommend the Township consider this as an alternative. The matter of how "cooking facilities" is defined would still need to be addressed, which is partially based on the presence of plumbing for sinks, etc.

If a resident does illegally convert a single family dwelling into a two family dwelling, it can be dealt with as a zoning violation. Illegal dwelling conversions, while difficult to find, are typically found via complaints, when properties are put on the market and the listing describes

the additional living space, or through the County Auditor's tax appraisals.

It is important to note that if you read any planning and zoning articles on "Accessory Dwelling Units", they refer to a separate, independent dwelling unit, whether attached or detached, with living, sleeping, cooking, and sanitation facilities. This is *not* what Auburn is pursuing.

ELECTRIC VEHICLE SUPPLY EQUIPMENT

Article 2 (Definitions)

Definitions for Electric Vehicle, Electric Vehicle Supply Equipment (EVSE), and Electric Vehicle Supply Equipment (EVSE) Space are being added. The definitions are similar but not identical to those previously proposed by another township.

Article 5 (Supplementary Regulations)

Section 5.02(p) Electric Vehicle Supply Equipment (EVSE) Space is being added as an additional Conditional Use and several criteria are proposed for the regulation thereof. Please see the additional comments related to the criteria in Section 5.02(p):

- Item 1: No comment
- Item 2: The EVSE space counting toward the minimum number of off-street parking will likely not cause an issue except for establishments that have less than the required number of parking spaces. The length of time for charging vehicles will vary. Most commercial EVSE's in use today are Level 2 that provide approximately 20 miles of range +/- for one hour of charge and requires eight (8) hours for a full charge.
- Item 3: Electric vehicles are not new but accommodating their charging in commercial settings is increasing. Requiring signage makes sense but it has the effect of treating it as a reserved space, similar to an ADA space, but for a much different purpose. It is likely that communities will receive requests for ADA spaces to also be EVSE spaces.

The electric vehicle industry is increasing and how electric vehicle supply equipment spaces are treated will continue to evolve. Customers parking in an EVSE space who do not have an electric vehicle will undoubtedly happen and enforcement/complaints will be received by both the business owner and the Township.

- Item 4: Bollards are required for safety and it is written in plural form. Without any other guidance, the number of bollards will be up at the discretion of the installer, but recommend language be added that the number and placement be reviewed and approved by the Township Zoning Inspector or Fire Department.
- Item 5: No comments

The staff recommends approval as noted above.

c: file

CAR WASH FACILITY: An enclosed building equipped for washing cars and other motor vehicles by either utilizing a fully automated system that functions electronically without the need for continuous input from an operator or non-automated washing conducted by employees of the car wash. A car wash facility may include an office and appurtenant space for equipment necessary for its operation. 2/2022

CAR WASH TUNNEL: A tunnel within a car washing facility whereby the vehicle can either drive through or be automatically pulled along a track. 2/2022

CAR WASH FULLY AUTOMATED SYSTEM: A mechanical device operated electronically, that functions automatically, without continuous input from an operator. The technique, method, or system of operating or controlling a process by highly automatic means, as by electronic devices, reducing human intervention to a minimum. 2/2022

CEMETERY: Real property used for the interment of human remains including any one or a combination of more than one of the following: a burial ground containing plots designated for earth interments or inurnments, a mausoleum for crypt entombments, or a columbarium for the deposit of cremated remains.

CHILD DAY CARE FACILITY: A facility licensed by the State of Ohio pursuant to Chapter 5104 of the Ohio Revised Code for the day care of children.

CHURCH: A building used for public worship and may include temples, cathedrals, synagogues, mosques, chapels, and congregations. 6/6/07

COLOCATION: Locating wireless telecommunications antennas and appurtenant equipment from more than one provider on a single wireless telecommunications tower site.

CONDITIONAL ZONING CERTIFICATE: A certificate issued by the zoning inspector upon approval by the township board of zoning appeals for a conditional use. 6/6/07

COURT: Any open space bounded on two or more sides by one or more main buildings on the same lot.

CUL-DE-SAC: A road, one end of which connects with another road, and the other end of which terminates in a permanent vehicular turnaround. 11/19/13

DAMAGED OR DISEASED TREES: Trees that have split trunks; broken tops; heart rot; insect or fungus problems that will lead to imminent death; undercut root systems that put the tree in imminent danger of falling; lean as a result of root failure that puts the tree in imminent danger of falling; or any other condition that puts the tree in imminent danger of being uprooted or falling into or along a watercourse or on to building or structure. (1/5/05)

(k) Car Wash Facility

- (1) **Location and Access:** Car washes shall be a conditional use in B-1, ~~1 and B-3~~ B-1A, B-3, B-4, and I-1 Districts and shall comply with 3.07.
- (2) **Development Standards:** In addition to 3.01, the following conditions shall apply:
 - a. All Car wash facilities shall be located within ~~an~~ a detached enclosed building, except when combined with an Auto Service Station (5.03(i)). ~~The opening height of any bay shall be no greater than ten (10) feet.~~
 - b. The car wash facilities opening height can be no greater than ten (10) feet.
 - c. Only car wash facilities as defined herein are allowed. Self-service car washing facilities are prohibited.
 - d. ~~(b-)~~ All vacuum cleaners and customer trash receptacles must be located behind the car wash ~~building~~ facility and screened from adjoining lots and the road right-of-way.
 - e. Storage of car wash facility supplies shall be within ~~a completely~~ the car wash facility building on the lot or in a detached building that may be located behind the car wash facility with a minimum setbacks per 4A.07
 - f. Dumpsters shall be screened from adjacent lots and the road right-of-way and shall not be located in front of the car wash facility building.
 - g. Vehicle entry and exit lanes shall be clearly identified using pavement markings and/or signage.
 - h. Any exterior hand drying area shall be located adjacent to the car wash facility tunnel exit
 - i. Car wash facility shall comply with all applicable regulations for B-1, B-1A, B-3, B-4, and I-1 zoning districts.
- (3) **Maintenance Standards:** In addition to 3.02 the following conditions shall apply:
 - a. All wastewater shall be contained, treated, and/or recycled in conformity with Ohio EPA standards and regulations
 - b. Outdoor vehicle storage is not permitted.
 - c. A report from a qualified hydrologist demonstrating that an adequate groundwater supply is available to serve the car wash facility shall be provided with an application for a conditional zoning certificate.
 - d. Noise levels shall not exceed those set forth in 4A.12.

(n) Landscaping & Tree Service business

- (1) Location and Access: Landscaping and Tree Service Business shall be a conditional use in an I-1 District and shall comply with 3.07.**
- (2) Development Standards: In addition to 3.01, the following conditions shall apply:**
 - (a) Screening of topsoil and composting, including grinding and processing wood, yard waste and other materials to produce mulch or wood chips is prohibited, including mixing wood and yard waste with any other solid waste, organic products, top soil, or materials.**
 - (b) Vehicles or landscaping equipment, including, but not limited to trucks, tractors, moving equipment and trailers, shall be stored inside an enclosed building, screened if located in the side yard or located behind the principal building.**
 - (c) Fuel pumps, fuel pump canopies, and fuel storage tanks shall not be located in front of any principal building, located no closer than thirty feet (30') from any side or rear lot line and inspected by the Auburn Township Volunteer Fire Department.**
 - (d) Landscaping materials, including but not limited to stones, pavers, bricks, plants, fertilizer, salt, shrubs and small trees, topsoil and similar products may be stored outside on a paved area. Bulk material, excluding mulch, shall be stored within 3-sided storage bins. Mulch storage shall be screened if located in the side yard or located behind the main building. Outdoor storage shall be in accordance with the applicable provisions of 5.02(d). All outdoor storage shall not exceed a height of twenty-five (25').**
 - (e) Maximum lot coverage shall be in conformity with 4A.06 and 5.02(d)(2)(f).**
 - (f) The affected lot shall be fully landscaped and screened in conformity with 4A.10.**

- (g) A landscaping and tree service business shall be in conformity with all applicable regulations for the I-1 District, including but not limited to, off-street parking spaces 4A.09(b), loading/unloading spaces 5.02(f), lighting 4A.11 signage 5.02(i), and outdoor display 5.02(c).
 - (h) Chemicals shall be stored in compliance with Ohio E.P.A. regulations.
- (3) Maintenance Standards: In addition to 3.02, the following conditions shall apply
- (a) Repairs and servicing of vehicles and equipment shall be within an enclosed building or not visible from the street.
 - (b) Cleaning and washing of vehicles and equipment shall be in conformity with Ohio EPA requirements
 - (c) Noise levels shall not exceed those set forth in 4A.12.
 - (d) All security lights shall have motion sensors and be downward-facing full cut-off lighting.
 - (e) Conditions will be reviewed as determined by the Auburn Township Board of Zoning Appeals.

2/2022

..... A

4A.05 SCHEDULE OF USES:

Schedule 4A.05: Schedule of Uses

LAND USE CATEGORY	B-1 General Business District (1)	B-1A Auburn Corners Retail Business District	B-2 "Village" Retail District	B-3 Retail/Motorist Service District	B-4 Office/Light Industrial District	I-1 General Industrial District
(a) Residential						
(1) Dwelling Unit (as part of a business)	P	C	C	N/P	N/P	N/P
(2) Reserved 6/6/07						
(3) Nursing Homes and Residential care facilities	N/P	N/P	N/P	N/P	C	N/P
(b) Offices						
(1) Medical clinics	P	P	P	P	P	N/P
(2) Reserved 6/6/07						
(3) Professional, administrative, executive, real estate and professional	P	P	P	P	P	P
(4) Reserved (6/2021)						
(c) Retail/Services						
(1) Retail in completely enclosed buildings	P	P	P	P	C ⁽³⁾	C ⁽³⁾
(2) Reserved (6/2021)						
(3) Animal hospital, Veterinary clinic and offices	P	P	P	P	P	P
(4) Reserved (6/2021)						
(5) Bank, financial institution	P	P	P	P	P	N/P
(6) Drive-thru facilities in association with a principal use	P	P	P	P	P	C
(7) Funeral Home	P	P	N/P	N/P	P	N/P
(8) Reserved (3/6/13) Landscaping & Tree Service	N/P	N/P	N/P	N/P	N/P	C
(9) Reserved (6/2021)						
(10) Restaurants	P	P	P	P	P	C
(11) General Businesses (4)	P	P	P	P	C	C

EXHIBIT A

- (4) **District Schedule:** The District Schedule of this Resolution.
- (5) **Highway Director:** The Director of Ohio Department of Transportation.
- (6) **O.A.C.:** Ohio Administrative Code
- (7) **O.R.C. or R.C.:** Ohio Revised Code
- (8) **Resolution:** This Resolution.
- (9) **Township:** Auburn Township, Geauga County, Ohio.
- (10) **Trustees:** The Board of Trustees of the Township.
- (11) **Zoning Inspector:** The Zoning Inspector of the Township.
- (12) **Zoning Map:** The Zoning Map of this Resolution.

2.02 DEFINITIONS:

A-WEIGHTED SOUND LEVEL: The sound pressure level in decibels as measured on a sound-level meter using the A-weighting network. The level so read is designated as dB(A) or dBA. 11/19/13

ACCESSORY BUILDING, STRUCTURE, OR USE: A subordinate use of a building, structure, or lot or a subordinate building or structure: (1) the use of which is clearly incidental to the use of the principal building, structure, or use of a lot; (2) which is customary in connection with the principal building, structure, or use of a lot; and (3) which is located on the same lot with the principal building, structure, or use. 6/6/07

ACCESSORY DWELLING UNIT: Area within a single family dwelling with an internal connection for ingress/egress, comprised of living and/or dining and sleeping rooms and space for bathing and toilet facilities, not including space for cooking facilities, all of which are used by only one (1) family for residential occupancy. 2/22

AGRICULTURE: Includes farming; ranching; algaculture meaning the farming of algae; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production. 6/6/07

AGRITOURISM: As defined in O.R.C. Section 901.80 (A)(2), means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-

DRIVE-THRU FACILITY: Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions. The term "drive-thru" shall also include "drive-up" and "drive-in" but shall not include AUTO SERVICE STATION.

DRIVEWAY: A private way providing access for vehicles from a road to a dwelling, building, structure, parking space or loading/unloading space.

DRY HYDRANT: A standpipe connected by means of a pipeline to a water source that permits the withdrawal of water by drafting through the use of firefighting equipment. (3/17/04)

DWELLING: Any fully enclosed building (except a mobile home or recreational vehicle as defined herein) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants. A dwelling shall include an industrialized unit and a manufactured home as defined herein.

DWELLING EARTH SHELTERED: A completed building or structure, containing a dwelling unit, designed to be built underground and not intended as the foundation, substructure, or basement for a subsequent dwelling. 6/6/07

DWELLING SINGLE FAMILY: A dwelling consisting of one (1) detached dwelling unit to be occupied by one (1) family only. 8/15/18

DWELLING UNIT: Space within a building comprising living and/or dining and sleeping rooms; and space for cooking, bathing and toilet facilities; all of which are used by only one (1) family for residential occupancy. 6/6/07

DWELLING UNIT FLOOR AREA: The sum of the living areas of a dwelling unit measured from exterior walls, excluding basements, crawl spaces, garages, attics, decks, patios, and porches. Rooms above the first floor may be included, provided they are directly connected to a stairway or hall and have a minimum ceiling height of seven (7) feet over at least half the area of the room.

DWELLING TWO FAMILY: A building comprised of two (2) attached dwelling units, with no internal connection for ingress/egress, to be occupied by two (2) families. 2/22

EASEMENT means the right of a person, governmental entity, public utility, or other firm to use public or private land owned by another for a specific purpose as established by an instrument of record in the county recorder's office. 8/20/14

(c) ACCESSORY DWELLING UNIT

One (1) accessory dwelling unit may be permitted on a lot subject to the following regulations:

1. It shall be attached to the principal single family dwelling unit by a common wall with at least one point of internal ingress/egress between the dwelling units. The common wall area for the accessory dwelling unit shall be a minimum of fifty percent (50%) of the principal dwelling unit wall to which it is attached. Attachment of an accessory dwelling unit to a principal dwelling unit by an enclosed or unenclosed breezeway, hallway, porch, deck, patio or walkway is not permitted.
2. The area within an accessory dwelling unit shall not include space for cooking facilities.
3. The maximum floor area shall be 800 square feet.
4. An attached garage, if separate from an attached garage serving the principal dwelling unit, shall not be permitted.
5. The principal single family dwelling unit and accessory dwelling unit shall be occupied by members of one family.
6. An accessory dwelling unit shall not be classified as a two-family dwelling as defined in this resolution.
7. It shall be in conformity with all of the other regulations for the affected zoning district that apply to a principal single family dwelling unit.
8. In order to ensure compliance with the provisions of this section, an application for a zoning certificate shall include an "Affidavit of Fact Deed Addendum" pursuant to O.R.C. 5301.252 and as set forth in the requisite form, available from the Zoning Inspector. The affidavit shall be recorded with the County Recorder, after it has been executed by the real property owner(s) and reviewed by the Zoning Inspector. The zoning certificate shall not be issued until a copy of the recorded affidavit has been provided to the Zoning Inspector.

2/2022 Final

EXHIBIT A

ELECTRIC VEHICLE (EV): Any vehicle that operates either partially or wholly on electrical energy from an off-board source that is stored on-board for motive purposes.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE): A unit that supplies electric energy for charging an electric vehicle. Such equipment is classified as established by the Society of Automotive Engineers (SAE).

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SPACE: Off-street parking spaces, parking garage, or designated charging area with electric vehicle supply equipment (EVSE).

FAMILY: One (1) or more persons related by blood, adoption, guardianship or marriage, living and cooking together as a single housekeeping unit, exclusive of live-in hired employees. A number of persons but not exceeding two (2) living and cooking together as a single housekeeping unit though not related by blood, adoption, guardianship or marriage shall be deemed to constitute a family, exclusive of live-in hired employees. A family shall not include any society, club, fraternity, sorority, association, lodge, federation, coterie, or a like organization; any group of individuals whose association is temporary or seasonal in nature; and any group of individuals who are in a group living arrangement as a result of criminal offenses. 6/6/07

FAMILY DAY CARE (see Type B Family Day Care)

FARM MARKETS: Pursuant to Ohio Revised Code Section 519.21(C)(1), the use of any land where fifty percent (50%) or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The agency with overall responsibility for administering the National Flood Insurance Program. (1/5/05)

FENCE: An artificially constructed structure consisting of wood, masonry, stone, wire, metal or other manufactured material or combination of materials erected as a boundary or means of protection to enclose, screen or separate areas on a lot. A "fence" shall not include hedges, shrubs, trees or other natural growth or vegetation. 6/6/07

FINISHED GRADE LEVEL: The elevation of the finished grade of the ground adjacent to a building or structure. 6/6/07

FLOOR AREA: The sum of the horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls. 6/6/07

FOOTCANDLE: The illumination of a surface one foot distant from a uniform point source of one candela equal to one lumen per square foot. (5/19/04)

(p) ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SPACE

1. An EVSE space shall comply with the applicable provisions of Sections 4A.09 and 5.02(e) and (f).
2. An EVSE space shall count towards determining the minimum number off-street parking spaces required by this resolution.
3. An EVSE space shall be designated by pavement identification and a permanent sign immediately adjacent thereto with a maximum face size of four (4) square feet, in non-residential zoning district specified in paragraph 5.
4. EVSE shall be protected by permanent concrete filled bollards four (4) feet in height in any non-residential zoning district specified in paragraph 5.
5. An EVSE may be installed as a permitted accessory use to a permitted principal or conditional use in B-1, B-1A, B-2, B-3, B-4 and I-1.

7/2/22

5.03 CONDITIONAL USES: Only those conditional uses defined in this Resolution and specified under a given district on Schedule 4.03(k) and Schedule 4A.05 may be approved in that district. In addition, the following regulations related to particular categories of conditional uses shall apply.

(a) Cemeteries (7/21/10)

- (1) **Location and Access:** These uses shall offer natural or man-made features such as variations in grade and landscaping which will assure a compatible development pattern. Direct access to or from local residential roads shall be prohibited; and all points of access shall be located at least 200 feet from any road intersection. 11/19/13
- (2) **Development Standards:** In addition to the other standards of this Resolution (3.01), all main and accessory uses shall be enclosed by a six (6) foot high fence or wall in good condition with appropriate security appurtenances.
- (3) **Maintenance Standards:** In addition to the other standards of this Resolution (3.02), limitations on the time or extent of operations, and certifications by applicable agencies on the legal nature of the use may be required.

(b) Golf Course (7/21/10)

- (1) **Location and Access:** Golf Courses shall be a conditional use in the R-1 and R-2 districts and shall comply with 3.07.



Geauga County Planning Commission
470 Center Street, Building 1C, Chardon, Ohio 44024
Phone (440) 279-1740 Fax (440) 285-7069
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: March 1, 2022
TO: Planning Commission members
FROM: Linda M. Crombie, Planning Director
RE: Chardon Township Amendment 2022-1, Agenda Item 7B

The Chardon Township Zoning Commission submitted text amendment related to licensed residential facilities that impacts the following articles:

1. Article II: Definitions
2. Article V: R-1 and R-2 Residential Districts
3. Article VII: C-1 Commercial District
4. Article IX: Parking and Loading/Unloading Spaces

The staff recommends approval as noted.

c: file

EXHIBIT 1

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ARTICLE II DEFINITIONS

Section

200.00 General

201.00 Interpretation of Terms or Words

For the purposes of this resolution, the following rules of interpretation for terms and words shall apply:

- A. The word "person" includes an individual, association, organization, partnership, trust, company, corporation, or any other legal entity.
- B. The present tense includes the future tense, the singular number includes the plural and the plural number includes the singular, unless the context clearly indicates the contrary.
- C. The word "shall" is a mandatory requirement.
- D. The word "may" is a permissive requirement.
- E. The word "should" is a preferred requirement.
- F. Words and phrases shall be read in context and construed according to the rules of grammar and common usage. Words and phrases that have acquired a technical or particular meaning, whether by legislative definition or otherwise, shall be construed accordingly.

Words and terms used in this resolution shall be defined as follows:

"Accessory Use or Structure" - A use or structure incidental and subordinate to the principal use or structure on the lot and serving a purpose customarily incidental and subordinate to the use of the principal building.

"Active Public Recreational Park" – means a facility whose objective is to provide recreational opportunities to the general population within a park-like atmosphere to:

1. Promote certain healthy and beneficial outdoor leisure time activities for the general population which do not present a significant risk of harm to others.
2. Afford reasonable access by the public to outdoor athletic, social, and educational activities.
3. Achieve a balance between the public's need for active outdoor recreational facilities and the preservation of open space, light, and air for the enjoyment of such activities. **(Added 1/25/2008-entire definition)**

~~“Adult Family Home” — Adult Family Home means a residence or facility that provides accommodations for three (3) to five (5) unrelated adults and provides supervision and personal care services to at least three (3) of those adults. (Added 11/6/2009)~~

~~“Adult Group Home” — Adult Group Home means a residence or facility that provides accommodations for six (6) to sixteen (16) unrelated adults and provides supervision and personal care services to at least three (3) of those adults. (Added 11/6/2009)~~

“Agriculture” - Agriculture as defined by Section 519.01 of the Ohio Revised Code. (Amended 8/4/2000)

“Agritourism” - as defined in O.R.C. Section 901.80(A)(2), means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity. (Added 3/5/21)

“Automotive Repair” - Automotive Repair means the repair, rebuilding, or reconditioning of vehicles or parts thereof, including collision service, painting, and steam cleaning of vehicles.

“Automotive Wrecking” - Automotive Wrecking means the dismantling or wrecking of vehicles, mobile homes, or trailers; or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles, mobile homes, trailers, or their parts.

“Basement” - Basement means a portion of a building or structure with at least one-half of its floor to ceiling height below the adjoining exterior finished grade level and with its ceiling not covered by earth. Said portion is not a completed building or structure and shall only serve as a substructure or foundation for a building or structure.

“Bed and Breakfast” - Bed and Breakfast means an owner operated, single-family residential dwelling in which rooms are rented to paying guests on an overnight bases and breakfast only is provided: the entire service to be included in one stated price. (Added 2/2/1998)

“Building” - Building means a temporary or permanent structure, other than a mobile home, affixed to or resting on the ground and designed or intended for the support, enclosure, shelter, or protection of persons, animals, chattels or property.

“Building Height”- Building Height means the vertical distance measured from the finished grade level to the highest point of the building.

“Building Line” - Building Line see setback line.

“Building, Principal” - Building, Principal means a building within which the main or primary permitted use is conducted on a lot.

“Church” – Church means a building used for public worship and may include temples, cathedrals, synagogues, mosques, chapels, and congregations. (Added 12/16/2010)

“Lattice Tower” – Lattice Tower means a framework or structure of crossed metal strips typically resting on three (3) or more members constructed vertically. See Article XVI, Section 1601.01(A). **(Added 6/15/17)**

“Licensed Residential Facility” – means a facility as defined in O.R.C. Sections 5119.34(B)(1)(b) and 5123.19(A)(5)(a). **(Added ??/??/??)**

“Loading / Unloading Space” - Loading / Unloading Space means space provided for pick-ups and deliveries for commercial use.

“Lot” - Lot means a parcel of land which shall be a lot of record.

- A. Corner Lot - A lot located at the intersection of two (2) or more roads.
- B. Lot Coverage - The percentage of the total lot area that is occupied by the total horizontal area of all buildings, structures, and parking area on a lot.
- C. Lot Depth - The distance between the midpoints of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
- D. Lot Width - A horizontal distance between the side lot lines of a lot measured at the building set back line.
- E. Lot, Minimum Area - The total area, expressed in acres, included within the boundary lines of a lot computed exclusive of any portion of the right-of-way of any abutting public or private road. **(Amended 8/4/2000)**
- F. Lot, Multiple Frontage - A lot, other than a corner lot, with lot lines on more than one (1) road. A multiple frontage lot may also be referred to as a through lot.
- G. Lot, Line - The boundary of a lot which separates it from adjoining lots of record; public land; private land; common public, or private open space; and the right-of-way line of public or private roads.
- H. Front Lot Line - The boundary of a lot which abuts the public right-of-way line of a public or private road. In the case of a corner lot or a multiple frontage lot, the front lot line shall be designated by the lot owner.
- I. Rear Lot Line - The boundary of a lot which is parallel or within forty-five (45) degrees of being parallel to the front lot line. If the rear lot line forms a point, then the rear lot line shall be a line ten (10) feet in length within the lot, drawn parallel to and the maximum distance from the front lot line.
- J. Side Lot Line - Any boundary of a lot which is not a front lot line nor a rear lot line.
- K. Lot of Record - A parcel of land listed as a separate unit on the county auditor's tax list, and either as a separate lot on a subdivision plat recorded in the office of the county recorder or as a separate lot described by metes and bounds on a deed or instrument of conveyance

ARTICLE V

R-1 AND R-2 RESIDENTIAL DISTRICTS

Section

500.00 General

500.01 Permitted Principal Buildings, Structures, and Uses Which Require a Zoning Certificate (Amended 11/6/2009)

A. One single family detached dwelling per lot, including industrialized units and manufactured homes (other than mobile homes). (Amended 8/4/2000)

~~B. One Single Detached Adult Family Home per lot. Requirements for an adult family home as defined in R.C. 3722.01(A)(7) shall include the following: (Added 11/6/2009)~~

~~1) Conforms to all residential district regulations. (Added 11/6/2009)~~

~~2) Proof of compliance with applicable state regulations regarding licensing of the facility shall be provided. (Added 11/6/2009)~~

~~3) In order to limit excessive concentration, no adult family home or licensed family home shall be located within five thousand two hundred eighty (5,280) feet of another such home. (Added 11/6/2009)~~

B. Regulations for a licensed residential facility as defined in O.R.C. Sections 5119.34(B)(1)(b) and 5123.19(A)(5)(a) and which is operated pursuant to O.R.C. Sections 5119.341(A) and 5123.19(M) respectively shall include the following (Amended ???/??/????):

1) The area, height, and yard requirements for the residential zoning district in which the licensed residential facility is located shall be met.

2) Proof of compliance with applicable state regulations regarding licensing of the licensed residential facility shall be provided to the zoning inspector.

3) There shall be no more than (1) detached licensed residential facility on a lot.

4) In order to limit excessive concentration, no licensed residential facility shall be located within five thousand two hundred eighty (5,280) feet of another such facility.

C. Township buildings, structures, and uses pertaining to administrative functions and maintenance. (Added 3/15/2012)

45. Pet & Pet Supplies Stores
46. Pharmacy
47. Photographer / Photographic Supplies / Film Developing
48. Restaurants & Coffee Shops
49. Second Hand Stores
50. Sewing Machine Sales and Service
51. Shipping & Packaging Services / Mail Order Services
52. Sign Making & Painting Shops
53. Snow Removal Equipment Sales / Service
54. Sporting Goods Stores
55. Toy Stores
56. Vacuum Cleaner Sales / Service
57. Variety Stores
58. Vending Machines
59. Video & Disc Sales / Rental
60. Water Conditioning Equipment
61. Weight Loss Center

C. Sales & Service Businesses limited to:

1. Licensed Residential Facility ~~Adult Group Home~~ (Added 11/6/2009)
2. Alarm System Installation, Service, and Monitoring
3. Ambulance Service / EMS Facility
4. Animal Hospital / Veterinarian
5. Automotive Glass Replacement / Repair
6. Banquet Facility
7. Bowling Alleys
8. Carpet Cleaning Service (service is performed only off-site)
9. Caterers
10. Cement Contractor
11. Commercial schools, such as dancing, business trade, or vocational
12. Day Care Center as licensed by the State of Ohio
13. Drywall Contractor
14. Duct Cleaning Service
15. Electrician
16. Equipment & Party Supply Rental
17. Exercise & Fitness Clubs
18. Fence Installation and Repair
19. Funeral Home
20. Garage Doors (Sales and Installation Service)
21. Government Services
22. Heating & Air Conditioning Sales / Service
23. Home Improvement Contractors
24. Hospice Care Programs (Amended 11/6/2009)
25. Indoor Theatres
26. Insulation Contractor
27. Kennels
28. Laboratories
29. Landscape Contractors

703.03 Licensed Residential Facilities Adult Group Homes (Added 11/6/2009)

Proof of compliance with applicable state regulations regarding licensing of the facility shall be provided.

703.04 Nursing Homes (Added 11/6/2009)

Proof of compliance with applicable state regulations regarding licensing of the facility shall be provided.

703.05 Hospice Care Programs (Added 11/6/2009)

Proof of compliance with applicable state regulations regarding licensing of the facility shall be provided.

704.00 Self-Service Storage Facility (Added 12/19/2003)

A self-service storage facility may be located in the Commercial C-1 district subject to the conditions set forth in the following provisions.

704.01 Maximum Floor Area

No individual self-service storage rental unit shall exceed 400 square feet of floor area.

704.02 Building and Safety Requirements

All construction shall conform to the Ohio Building Code and the National Fire Protection Association Code as determined by the Geauga County Building Department. Each self-service storage rental unit facility shall contain, at a minimum, the following requirements:

1. An alarm system shall be installed and maintained at all times that will provide for rapid notification to a central monitoring station who shall notify the dispatch service for the Chardon Volunteer Fire Department or any other authorized fire department. The alarm system shall utilize a system of heat detectors that will detect the rate of rise of heat. The system shall contain a battery backup.
2. The minimum distance between buildings shall be twenty (20) feet. No parking permitted between buildings.
3. The ingress and egress for such facility shall provide for a hard surface of a minimum of a twenty (20) foot wide lane with a radius of fifty (50) feet if a cul-de-sac or turnaround is part of the design.
4. Each facility shall install a Knoxbox, or similar equipment approved by the Chardon Volunteer Fire Department or any other authorized fire department, which will allow immediate access by the Chardon Volunteer Fire Department to open the box and obtain any keys, access or scan cards or similar unlocking devices in order for the Chardon Volunteer Fire Department to gain immediate access to the facility main gate.

902.00 Determination of the Number of Parking and Loading / Unloading Spaces Required in All Districts

- A. The collective provision of parking and loading / unloading spaces for two (2) or more uses may be permitted, provided that the total number of such spaces shall not be less than the sum of the spaces required for such uses computed separately, in accordance with this resolution.
- B. Whenever a lawfully existing building, structure, or use is enlarged, reconstructed, or structurally altered so as to increase its floor area, additional parking and loading / unloading spaces shall be provided on the basis of the floor area or such enlargement, reconstruction, or structural alteration.
- C. If fractional spaces result, the number of spaces required shall be determined to be the next highest whole number, if the fraction is one-half or more.
- D. In all zoning districts, the number of parking spaces provided shall be in accordance with the following schedule of requirements.

USE & NUMBER OF PARKING SPACES REQUIRED

- 1. ~~Licensed Residential Facilities Adult Group Homes~~ - The number of parking spaces shall be one (1) per employee plus one (1) per resident, based on the maximum occupancy. **(Added 11/6/2009)**
- 2. **Banks and Professional Office Buildings** - One for each employee, plus one for each three hundred (300) square feet of gross floor area.
- 3. **Churches; Places of Worship** - One for each three (3) seats based on maximum seating capacity.
- 4. **Clinics** - One per staff member, including the doctors and nurses, and other employees per shift, plus one for each one hundred (100) square feet.
- 5. **Commercial Establishments** - One for each employee, plus an additional parking space for each three hundred (300) square feet of gross floor area.
- 6. **Funeral Homes** - One for each employee, plus one for each four (4) seats, or one for each fifty (50) square feet of gross floor area, whichever is greater.
- 7. **Golf Courses** - One for each employee, plus eight (8) for each green.
- 8. **Government Offices** - One for each employee, plus one for each three hundred (300) square feet.
- 9. **Home Occupation** - Four per establishment. Such parking spaces shall not be located in the front yard set back nor in the front of the dwelling unit except in the driveway. **(Amended 6/2/2006)**
- 10. (Deleted) **(Deleted 12/19/2003)**