

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Special Meeting
Held on Tuesday, June 10, 2025 at 6:00 PM

Call to order: Steven Gerberry

Pledge: Status

Roll Call: Steven Gerberry - Present Richard Harkins - Present
Edward Whittaker - Present Patrick Glunt - Present

Public Hearing:

This is a Public Hearing held pursuant to Ohio Revised Code Section 519.12 for the Board of Trustees to receive public comment before making a decision whether to adopt, deny or adopt with modifications proposed amendments to the Weathersfield Township Zoning Regulation.

On May 14, 2025, the Weathersfield Township Zoning Commission held a public hearing on the proposed amendments, and at the conclusion of the hearing recommended that the Weathersfield Township Board of Trustees approve the below amendments to the Weathersfield Township Zoning Regulation. Matter underlined is new, to be added; matter ~~struck out~~ is to be deleted.

Admission of Documents:

The Zoning Inspector offered into evidence the following documents, which were accepted by the Board:

- 1. The proposed amendments to the Weathersfield Township Zoning Regulation as approved by the Weathersfield Township Zoning Commission on May 14, 2025.
- 2. A copy of the Fiscal Officer’s Certification of the proposed amendments to the Board of Trustees.
- 3. A copy of the Notice of Hearing published on the Weathersfield Township Website and Facebook page at least ten days prior to the date of the hearing.
- 4. A copy of the letter from the Trumbull County Planning Commission recommending approval of the proposed changes.
- 5. The Weathersfield Township Comprehensive Plan.

Public Comments:

Five members of the public attended the hearing. One person wished to speak, and he was sworn in and given the opportunity to present testimony and evidence. He wanted to discuss a zoning issue he was having, and was advised to speak to the Zoning Inspector after the hearing.

25-095 Motion to ***conclude the public hearing.***

Motion by: Rich Harkins Seconded by: Edward Whittaker
Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
Motion Carried

Discussion:

Law Director Cherry Poteet suggested that the proposed language for sections 1809.9, 1810.15, 1811.7, and 1812.10 be revised from “are permitted” to “may be located” for clarification. The Board agreed with the suggestion.

25-096 Motion to ***adopt with modifications the Amendments to the Weathersfield Township Zoning Regulation recommended by the Weathersfield Township Zoning Commission.***

WHEREAS, on May 14, 2025, the Weathersfield Township Zoning Commission held a public hearing, and at the conclusion of the hearing recommended to the Weathersfield Township Board of Trustees proposed amendments to the Weathersfield Township Zoning Regulations; and

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WHEREAS, the Trumbull County Planning Commission has recommended approval of the proposed amendments to the Weathersfield Township Zoning Regulations; and

WHEREAS, on June 10, 2025 at 6:00 PM, a public hearing was held before the Weathersfield Township Board of Trustees on the proposed amendments to the Weathersfield Zoning Regulations;

NOW THEREFORE, upon consideration of the comments at the public hearing and the proposed amendments, the Weathersfield Township Board of Trustees hereby adopts with modifications the proposed amendments to the Weathersfield Township Zoning Regulations set forth below.

Proposed Amendments to the Weathersfield Township Zoning Resolution

DEFINED TERMS

ANIMAL BOARDING: a premises providing overnight care of animals for a fee or other consideration.

ANIMAL DAY CARE: a premises providing short-term or daytime care, grooming, or training of animals for a fee or other consideration.

ANIMAL RESCUE FOR DOGS, ANIMAL SHELTER FOR DOGS, HIGH VOLUME BREEDER
All as defined in R.C. 956.01. All must obtain the required licenses and comply with the rules of the Director of Agriculture. The minimum lot size for any such facility is five (5) acres.

CORNER LOT

A Lot located at the Intersection of two or more Streets. A Lot abutting on a curved Street or Streets shall be considered a Corner Lot if straight lines are drawn from the foremost points of the Side Lot Lines to the foremost point of the Lot meet at an interior angle of less than one hundred thirty-five (135) degrees. When determining Setbacks and permitted uses, both yards which adjoin a street shall be considered a Front Yard.

FAMILY

One (1) person; a group of persons related by blood, marriage, or legal adoption; or a group of unrelated individuals living together as a single family unit, in a Dwelling Unit, living in a domestic relationship based upon a domestic bond; as distinguished from a group occupying a Club, fraternity, sorority, Hotel, Motel, Short-Term Rental or dormitory.

~~**KENNELS**~~

Any Lot ~~of premises on which or building where~~ four (4) or more domesticated animals more than four (4) months of age are ~~kept, housed, or maintained, and where such animals may be bred,~~ groomed, ~~bred, boarded, socialized or~~ trained, ~~bought, or sold for commercial gain and which may offer provisions for minor medical treatment.~~

~~**RECREATION**~~**RECREATIONAL AREA – INDOOR OR OUTDOOR**

Buildings and/or lands used for physical recreation or sports including but not limited to: playgrounds, tennis courts, soccer fields, baseball or softball fields, fishing, swimming, riding and stable facilities, parks, ~~golf courses, etc.;~~ however, overnight uses are not permitted and golf courses, which are open to the public. Recreational Area does not include overnight uses or uses that involve motorized vehicles including but not limited to motorcross, vehicle racing, demolition derby, 4-wheeler riding, etc. and does not include any outdoor shooting activities, including shooting ranges, paintball, etc.

SHORT-TERM RENTAL

Rental of a dwelling unit for a period of time less than thirty (30) consecutive calendar days, including but not limited to rentals via hosting platforms such as Airbnb, VRBO, etc. Short-Term Rental does not include a hotel, motel, or bed and breakfast that is being operated in accordance with the Weathersfield Township Zoning Resolution.

ARTICLE 3 - THE BOARD OF ZONING APPEALS

305- APPEALS FROM DECISIONS OF THE ZONING INSPECTOR

Appeals to the Board of Zoning Appeals may be taken by any person, firm, or corporation, or by any officer of the Township adversely affected by any decision of the Zoning Inspector. Such appeal shall be taken within twenty (20) days after the decision by filing with the Board of Zoning Appeals a Notice of Appeal specifying the order appealed from and the grounds of appeal, along with the applicable fee.

The Zoning Inspector shall transmit to the Board of Zoning Appeals all of the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten (10) days’ notice in writing to the parties in interest and to all property owners within two hundred (200) feet of the subject tract, give notice of such public hearing ~~by one~~

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~~publication in one~~ on the township’s website and social media account, or ~~more newspapers in a newspaper~~ of general circulation in Trumbull County, or as otherwise permitted by law, at least ten (10) days before the date of such hearing, and decide the appeal within a reasonable time after the conclusion of the hearing.

ARTICLE 4 – VARIANCES AND CONDITIONAL USES

402- HEARING BEFORE THE BOARD OF ZONING APPEALS ON AN APPLICATION FOR A VARIANCE OR CONDITIONAL USE

The Board of Zoning Appeals shall fix a reasonable time for a public hearing on an application, for a variance or conditional use, give at least ten (10) days’ notice in writing to the parties in interest and to all adjacent property owners, and give notice of such public hearing ~~by publication in one~~ on the township’s website and social media account, or ~~more newspapers in a newspaper~~ of general circulation in Trumbull County, or as otherwise permitted by law, at least ten (10) days before the date of such hearing. Failure to give any such notice shall not invalidate any decision of the Board of Zoning Appeals.

* * *

418- PROHIBITED USES

418.11 Incinerators, including but not limited to solid waste incinerators, ~~including medical and infectious~~ waste incinerators

418.12 Solid Waste Landfills of any type, including, Industrial landfills, except as specifically provided in Article 14.

418.13 ~~Solid Waste Transfer Stations are prohibited unless they meet all of the following criteria:~~

418.13.1 ~~Are fully enclosed and receive garbage behind closed doors;~~

418.13.2 ~~Process received garbage via compaction, incineration, or similar manner;~~

418.13.3 ~~Remove all residue by enclosed vehicles;~~

418.13.4 ~~Control odors by ventilation and filtration systems~~

418.13 Any business associated with disposal, storage, or hauling of any toxic, infectious, hazardous, or volatile material.

ARTICLE 5- NONCONFORMING USES

501- NON-CONFORMING LOTS ~~OF RECORD~~

501.1 Nonconforming Lots. A lawfully existing lot which would be prohibited under this zoning resolution by reason of insufficient area, width, depth, frontage, or otherwise shall be considered a nonconforming lot. It is the intent of this section to permit such nonconforming lot to continue in its current use until it is altered to conforming status, but not to permit expansion of its use or nonconformity. No parcel may be divided to create a nonconforming lot.

501.2 Nonconforming Adjacent Lots. If two or more adjacent lots are in single ownership, and the individual lots do not meet the requirements established for lot area, width, depth, frontage or otherwise, the lots must be combined to better meet the area and frontage requirements for the required use before a zoning permit for any construction may be issued. None of the lots may be transferred to other ownership to avoid this requirement.

501.3 Single Nonconforming Lots. In any zoning district in which a use is permitted, such use may be permitted on any single lot of record at the effective date of this zoning resolution or applicable amendment thereto, notwithstanding the lot fails to meet area limitations of the district, provided such lot is in separate ownership from adjacent lots. The lot must still comply with setbacks, parking requirements, and development standards of the applicable zoning district other than area requirements. Variance of such development standards shall be obtained only through action of the Board of Zoning Appeals.

501.4 A change to a non-conforming lot of record may be approved if the proposed change will decrease the non-conformity

501.5 In any District in which a Single-Family Dwelling is permitted, a Single-Family Dwelling and Accessory Building may be constructed on any single Lot of record on the Effective Date of these amended Regulations, notwithstanding limitations imposed by other provisions of these Regulations, provided such Lot shall not be contiguous to any other Lot of the same ownership, shall not be less than fifty (50) feet in width at the building line and shall comply with all other District requirements ~~as to including~~ height, Lot coverage, and ~~Setback requirements~~ Setbacks.

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ARTICLE 6 - AGRICULTURAL - SUBURBAN ESTATE RESIDENTIAL DISTRICT - A-SER

602- CONDITIONALLY PERMITTED USES

602.6 ~~Kennels~~Kennel, Animal Boarding, Animal Daycare, Animal Rescue for Dogs, Animal Shelter for Dogs, High Volume Breeder

ARTICLE 9 - RESIDENTIAL C DISTRICT – MULTI-FAMILY DWELLINGS - RES-C

902- CONDITIONALLY PERMITTED USES

902.5 Short-Term Rental

ARTICLE 11 - COMMERCIAL A DISTRICT – PROFESSIONAL OFFICES - COM-A

1101- PERMITTED USES

1101.2 Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and their possessions, such as:

- 1101.~~2.114~~.18 Funeral homes
- 1101.~~2.124~~.19 Day Care Centers, nursery schools, private and commercial schools
- 1101.~~2.137~~ Quasi-Public Buildings
- 1101.~~2.148~~ Governmental and Public Buildings
- 1101.~~2.15~~ ~~Cemeteries~~9 Short-Term Rentals
- ~~1101.2.16~~ ~~Boarding, Rooming or Lodging Houses~~
- 1101.3 Buildings housing organizations and associations, organized on nonprofit-making basis for the promotion of membership interests

1102- CONDITIONALLY PERMITTED USES

1102.9 ~~INTENTIONALLY DELETED~~Cemeteries

1106- TRASH CONTAINERS ~~AND INCINERATORS~~

Trash and recycling containers shall be screened in accordance with Article 16, Section 1617 of these Regulations.

ARTICLE 12 - COMMERCIAL B DISTRICT – GENERAL BUSINESS – COM-B

1201- PERMITTED USES

After obtaining a valid Zoning Certificate in accordance with the provisions of these Regulations, the following Uses are permitted. Any Use not expressly permitted is deemed to be a Prohibited Use.

~~1201.13~~Boarding, Rooming or Lodging HousesShort-Term Rentals

1202- CONDITIONALLY PERMITTED USES

- ~~1202.4~~ ~~Kennels~~
- 1202.4 Kennel, Animal Boarding, Animal Daycare, Animal Rescue for Dogs, Animal Shelter for Dogs, High Volume Breeder
- 1202.15Drive-Through Businesses and Restaurants

1204- TRASH CONTAINERS ~~AND INCINERATORS~~

Trash and recycling containers~~and incinerators~~ shall be screened in accordance with Article 16, Section 1617 of these Regulations.

1205- FENCING/PRIVACY WALLS

~~Fencing of Commercial properties shall be permitted provided that any fence in excess of three feet (3') in height extends no nearer to the front Street Road Right of Way line than the front Setback requirement of the Building and further provided the fence does not exceed six feet (6') in height and shall not be erected closer than two feet (2') to the side and rear Property Lines.~~All Fences shall be in compliancecomply with Article 17, Section 1703, Fences, and with the Visibility/Sight Triangle requirements of Article 16, Section 1607.2 and 1607.03. It shall be the responsibility of the property owner of the fence to provide for the maintenance of the outside surfacemaintain the fence. The finished surface shall in all cases be to the outside with all posts, braces, etc., to the inside.
~~For fencing material requirements, see Article 17, Section 1703 – Fences.~~

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ARTICLE 13 – INDUSTRIAL A DISTRICT– LIGHT INDUSTRIAL,
STORAGE AND WAREHOUSE (IND-A)

1300- PURPOSE

The purpose of the Industrial A District is to ~~encourage~~provide a location for the establishment and development of light industrial, storage, and warehousing Uses. Uses permitted in the Industrial A District are to be establishments for light Industrial, manufacturing, processing, storage and warehousing, with all operations performed within enclosed Structures.

1301- PERMITTED AND PROHIBITED USES

After obtaining a valid Zoning Certificate in accordance with the provisions of these Regulations, the following Uses are permitted. Any Use not expressly permitted is deemed to be a Prohibited Use.

1301.1 ~~All Permitted~~Communication towers, radio towers, cell telephone towers and their Accessory Uses ~~as are provided within Sections 1101 and 1201 of these Regulations, except the establishment of~~

1301.2 Testing and research laboratories

1301.3 All other Uses shall require a Conditional Use Certificate

1301.4 Any type of Residential DwellingUse, whether Single-Family or Multi-Family Dwellings or in association with a business, is prohibited. Any Residential Dwelling already in existence prior to the establishment of the Industrial District shall be ~~permitted as deemed~~ a “Nonconforming Use,” subject to the provisions of these Regulations.

~~1301.2 All other Uses shall require a Conditional Use Certificate~~

1302- CONDITIONALLY PERMITTED USES

1302.4.17 ~~Research and testing laboratories~~

1302.4.18 ~~Commercial broadcasting stations, communication stations, communication towers, radio towers, cell telephone towers and their Accessory~~19 Substantially similar Uses (see Article 400, Section 412)

1302.4.20 Any Uses associated with the sale, fueling, servicing, repairing, rental, washing or detailing of automobiles, motorcycles, and ~~light truck~~trucks, including New and Used Vehicle Sales, Vehicle Repairs, Vehicle Service Stations and Vehicle Wash Facilities.

1302.4.23 Any Commercial Use Permitted or Conditionally Permitted under Sections 1101, 1102, 1201, or 1202 of these Regulations.

1302.4.24 Crematory facility

1303- GENERAL REQUIREMENTS

1303.3 **Lot Area and Width.** Minimum width of one hundred feet (100’) and a Minimum Lot Area of not less than ~~one acre~~five acres.

* * *

1303.8 **Fencing.** ~~Fencing of Industrial Sections~~All Fences shall ~~be permitted provided that such fence does not exceed ten feet (10’) in height and shall not be erected closer than one foot (1’) to the Property Line. comply with Article 17, Section 1703, Fences, and with the Visibility/Sight Triangle requirements of Article 16, Section 1607.2 and 1607.03.~~ It shall be the responsibility of the property owner ~~to provide for the maintenance of the outside surface fence to maintain the fence.~~ The ~~outside surface shall be finished and surface shall in all cases be to the outside with~~ all posts, braces, etc., ~~shall be onto the inside of such fence, under no circumstances shall the fence be placed in such a manner which would present a hazard to vehicular or pedestrian traffic. For fencing material requirements, see Article 17, Section 1703—Fences.~~

1304- TRASH CONTAINERS AND INCINERATORS

All trash and recycling containers ~~and incinerators~~ shall be screened in accordance with Article 16, Section 1617 of these Regulations.

ARTICLE 14 – INDUSTRIAL B DISTRICT – MAJOR INDUSTRIAL, LANDFILLS AND INJECTION
WELLS (IND-B)

1400- PURPOSE

The purpose of the Industrial B District is to ~~encourage the establishment and development of~~provide appropriate locations for major industrial, ~~landfill users~~, recycling, construction and demolition debris storage management sites, and oil & gas Uses. Activities in this District are often large space users with limited and controlled access to the adjacent major state and federal highways, as well as Arterial County and Township highways.

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~~Uses permitted in the Industrial B District are to be establishments for major industrial, manufacturing, processing, storage and warehousing, as well as landfills and oil & gas operations.~~

1401- **PERMITTED AND PROHIBITED USES**

After obtaining a valid Zoning Certificate in accordance with the provisions of these Regulations, the following Uses are permitted. Any Use not expressly permitted or conditionally permitted is deemed to be a Prohibited Use.

~~1401.1 All Permitted Uses as are provided within Sections 1101 and 1201 of these Regulations, except the establishment of Communication towers, radio towers, cell telephone towers and their Accessory Uses~~

1401.2 Any type of Residential DwellingUse, whether Single-Family or Multi-Family Dwellings or in association with a business, is prohibited. Any Residential Dwelling already in existence prior to the establishment of the Industrial District shall be permitted as deemed a “Nonconforming Use,” subject to the provisions of these Regulations.

1402- **CONDITIONALLY PERMITTED USES**

~~The Board of Zoning Appeals may approve a Conditional Use for any of the Uses listed within this Section to be located within the Industrial B District, subject to the provisions of Article 4 of these Regulations, and upon finding of adequate evidence that each of The following additional standards are met:~~

~~1402.1 Such Use shall be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general area in which it is to be located, and that such Use shall not detract from, nor devalue, other properties within its general vicinity.~~

~~1402.2 Any Use which may generate smoke, noise, odor, or other objectionable conditions shall comply with all applicable regulations, measures, requirements and safeguards which may be imposed by the Ohio Environmental Protection Agency, the Ohio Department of Natural Resources, the Weathersfield Township Board of Trustees, the Weathersfield Township Board of Zoning Appeals, or any other appropriate regulatory agency, in order to eliminate or reduce such dangerous or objectionable conditions to within acceptable limits. All Uses must comply with the provisions of these Regulations relating to Noise (See Section 1602) and Light (See Section 1701).~~

~~1402.3 All equipment and machinery shall be operated and maintained in such a manner as to minimize dust, noise, and vibration. Access Roads shall be maintained in dust free conditions by surfacing or other treatment as may be specified by the Trumbull County Engineer or Weathersfield Road Superintendent.~~

~~1402.4 Site location shall:~~

~~1402.4.1 Be no closer than one thousand (1,000) feet to any Residential, Commercial, school, or religious Building~~

~~1402.4.2 Be no closer than one (1) mile of any environmentally “natural area,” to include any undisturbed, established or re-established areas intended for scientific, recreational, or educational purposes and Ohio Department of Natural Resources designated “wet lands”~~

~~1402.4.3 Consist of a minimum of fifty (50) contiguous Acres~~

~~1402.4.4 Not allow contamination of any aquifer, stream, river, or potable water source as determined by hydrologic survey~~

~~1402.4.5 Not be within the natural terrain boundaries of a one hundred (100) year flood plain as determined by the Trumbull County Engineer~~

~~1402.4.6 Not create a nuisance, hazard, or pollution effect; i.e., visual, olfactory, audio or water runoff, for adjacent properties~~

~~1402.4.7 Obtain certification from Ohio Department of Natural Resources that no mine shafts are located beneath the area~~

~~1402.4.8 All required Federal and State permits shall be obtained and maintained~~

~~1402.5 Subject to the provisions of this section, the following Uses may be~~Uses are Conditionally Permitted within the Industrial B District:

~~1402.5.1~~ Heavy manufacturing conducted entirely within a Building

~~1402.5.2~~ Light manufacturing, landscaping, construction or other approved uses with outside storage

~~1402.5.3~~ Correctional facilities

~~1402.5.4~~ Processing/manufacturing of asphalt, concrete, or similar materials

~~1402.5.5~~ Production, storage and distribution of volatile chemicals

~~1402.5.6~~ Oil and Gas Operations including Injection Wells (see Article 20, Section 2001.4)

~~1402.5.7~~ Recycling facilities

~~1402.5.8~~ Dry-cleaning facilities and operations

~~1402.5.9~~ Truck terminals

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1402.9 Parcel Delivery Facilities, Freight Terminals, Warehousing and Storage

~~1402.5.10~~ Bulk petroleum stations with tanks above ground, distilling or cracking plants, or plants used in refining of natural gas or oil products including cracking plants

~~1402.5.11~~ ~~Facilities regulated by the Ohio Environmental Protection Agency under Ohio Administrative Code 3745 (as amended or replaced), including but not limited to, Landfills, Construction and Demolition Debris Facilities, Composting Facilities, and Injection Wells. Such sites must meet all of the following minimum requirements, and such other requirements as the Board of Zoning Appeals shall impose as necessary to protect the public health, safety and morals of the Township. Sites for all such facilities will be locally controlled as follows~~

~~Site location shall:~~

~~1402.5.11.1~~ ~~Be no closer than one thousand (1,000) feet to any Residential, Commercial, school, or religious Building~~

~~1402.5.11.2~~ ~~Be no closer than one (1) mile of any environmentally “natural area,” to include any undisturbed, established or re-established areas intended for scientific, recreational, or educational purposes and Ohio Department of Natural Resources designated “wet lands”~~

~~1402.5.11.3~~ ~~Consist of a minimum of fifty (50) contiguous Acres~~

~~1402.5.11.4~~ ~~Not allow contamination of any aquifer, stream, river, or potable water source as determined by hydrologic survey~~

~~1402.5.11.5~~ ~~Not be within the natural terrain boundaries of a one hundred (100) year flood plain as determined by the Trumbull County Engineer~~

~~1402.5.11.6~~ ~~Not create a nuisance, hazard, or pollution effect; i.e., visual, olfactory, audio or water runoff, for adjacent properties~~

~~1402.5.11.7~~ ~~Obtain certification from Ohio Department of Natural Resources that no mine shafts are located beneath the area~~

~~1402.5.11.8~~ ~~All required Federal and State permits shall be obtained and maintained~~

~~1402.5.1402.11~~ Any Commercial Use Permitted or Conditionally Permitted under Sections 1101, 1102, 1201, or 1202 of these Regulations.

1402.12 Self-Storage Facilities

1402.13 Any Uses associated with the sale, fueling, servicing, repairing, rental, washing or detailing of automobiles, motorcycles, and trucks, including New and Used Vehicle Sales, Vehicle Repairs, Vehicle Service Stations and Vehicle Wash Facilities.

1402.614 Landfills, Construction and Demolition Debris Facilities, Composting and similar Facilities must meet the following additional site management requirements:

1402.614.1 All material presented for storage at the site may be inspected by a Township representative before being accepted for off-loading.

1402.6.2 Material will be accepted only for permanent storage or processing; “tipping” or temporary storage will not be permitted.

~~1402.6.314.2~~ Solid Waste Transfer Stations are prohibited unless they are fully enclosed and receive garbage behind closed doors; remove all garbage by enclosed vehicles; and control odors by ventilation and filtration systems

1402.14.3 The minimum size of the site shall be fifty (50) contiguous acres

1402.14.4 Hazardous materials will not be accepted

1402.6.4 Unacceptable material will be set aside, and disposed of in a safe and legally determined manner. Landfill material received each day will be covered with earth before the site is closed for the day.

~~1402.6.5~~ ~~The approval of the Trumbull County Board of Health will be obtained for the establishment of any storage site.~~

~~1402.6.61402.14.5~~ The site must be no closer than one (1) mile to any environmentally “natural area,” to include any undisturbed, established or re-established areas intended for scientific, recreational, or educational purposes and Ohio Department of Natural Resources designated “wetlands.” The site shall not be within the natural terrain boundaries of a one hundred (100) year flood plain. The site must be designed so as to not allow contamination of any aquifer, stream, river, or potable water source.

1402.14.6 Certification must be provided from the Ohio Department of Natural Resources that no mine shafts are located beneath the area. All required Federal and State permits shall be obtained and maintained.

1402.14.7 A plan ~~will~~must be provided to the Board of Trustees for the continued restoration and maintenance, including daily cleanup, of all Township maintained Roads leading to and from the ~~storage~~ site.

~~1402.6.714.8~~ With the cessation of operations the property owner shall comply with all federal and state Cessation of Regulated Operations Rules. It is intended that the site will be returned to its prior condition.

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- ~~1402.6.8~~14.9 All filled-in and covered excavations will be replanted or reforested so as to harmoniously integrate with local vegetation.
- ~~1402.7 Fees and Bonds.~~
- ~~1402.7.1~~14.10 Fees and bonds will be as established ~~as necessary to ensure compliance with Township Zoning.~~
- ~~1402.7.2~~ ~~by the~~ Weathersfield Township Trustees ~~shall establish the bond rate. A copy of all bonds associated will be sent to~~ ~~as necessary to protect~~ the ~~Zoning Inspector.~~Township.
- ~~1402.8~~14.11 Hours of operation shall be between 7:00AM and 8:00 PM Monday through Friday.

1403- GENERAL REQUIREMENTS

- 1403.1 Off-Street Parking.** A minimum of two hundred (200) square feet of Parking space with adequate access shall be provided for each person to be employed at any time at such location, together with Parking spaces for all vehicular equipment to be used at said location.
- 1403.2 Height.** No height restrictions.
- 1403.3 Lot Area and Width.** Minimum width of one ~~hundred~~thousand feet (~~100'~~1000') and a Minimum Lot Area of not less than ~~two (2)~~ten (10) acres.
- 1403.4 Front Yard.** The Building Setback at the front shall be not less than fifty feet (50') from the Street Right-of-Way Line or one hundred feet (100') from the Street center line, whichever is greater.
- 1403.5 Side Yard.** Total Side Yard of no less than twenty feet (20') and the width of the narrower of the two (2) Side Yards shall be no less than eight feet (8'). On Corner Lots, the Setback from the side Street Right-of-Way Line shall be no less than twenty feet (20'). If there is driveway access to the Lot from the side Street, the minimum Building Setback shall be 40 feet from the Street Right-of-Way Line.
- 1403.6 Rear Yard.** Minimum of fifteen feet (15'). If a service court, Delivery Area or Alley access is located in the Rear Yard, the minimum rear yard shall be increased to forty-five feet (45').
- 1403.7 Buffering.** ~~Any Building shall be no closer than one thousand (1,000) feet to any Residential, Commercial, school, or religious Building.~~ Adjoining Residential property shall be effectively screened from view by an acceptably designed wall, fence, evergreen planting and/or a landscaped earthen mound as set forth in Article 17, Section 1700, Green Area/Buffering.
- 1403.8 Fencing.** ~~Fencing of Industrial Sections~~All Fences shall ~~be permitted provided that such fence does not exceed ten feet (10') in height~~comply with Article 17, Section 1703, Fences, and shall not be erected closer than one foot (1') to~~with the Property Line.~~Visibility/Sight Triangle requirements of Article 16, Section 1607.2 and 1607.03. It shall be the responsibility of the property owner to ~~provide for the maintenance of~~maintain the fence. ~~The finished surface shall in all cases be to~~ the outside ~~surface.~~ ~~The outside surface shall be finished and with~~ all posts, braces, etc., ~~shall be onto the inside of such fence, under no circumstances shall the fence be placed in such a manner which would present a hazard to vehicular or pedestrian traffic. For fencing material requirements, see Article 17, Section 1703—Fences.~~
- 1403.9** Truck routes to and from the facility ~~shall~~must be ~~subject to approval~~approved, and permits for overweight trucks obtained. ~~Tracking or spilling of dirt, gravel, mud, or etc. onto Township roads is not permitted.~~
- 1403.10**The applicant shall provide a disaster mitigation plan and fire pre-plan, approved by the fire chief, as part of the application for a Zoning Certificate.
- 1403.11**The applicant shall provide documentation to the fire chief specifying the materials to be handled, and where such materials will be handled and/or stored. The fire chief must be notified of any changes in the type or location of such materials.
- 1403.12** Adequate safety measures shall be implemented and in use at all times.
- 1403.13** Any Use which may generate smoke, noise, odor, or other objectionable conditions shall comply with all applicable regulations, measures, requirements and safeguards which may be imposed by the Ohio Environmental Protection Agency, the Ohio Department of Natural Resources, the Weathersfield Township Board of Trustees, the Weathersfield Township Board of Zoning Appeals, or any other appropriate regulatory agency, in order to eliminate or reduce such dangerous or objectionable conditions to within acceptable limits. All Uses must comply with the provisions of these Regulations relating to Noise (See Section 1602) and Light (See Section 1701).
- 1403.14** All equipment and machinery shall be operated and maintained in such a manner as to minimize dust, noise, and vibration off-site.

1404- TRASH CONTAINERS AND INCINERATORS

All trash and recycling containers~~and incinerators~~ shall be in accordance with Article 16, Section 1617 of these Regulations.

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ARTICLE 15 – EXTERIOR PROPERTY MAINTENANCE

1501- EXTERIOR PROPERTY AREAS

1501.5 Grass and Weeds. The exterior Open Space on each ~~property and every~~ Lot, including any vacant Lot which is located in a platted subdivision, or in an area which has been approved as a subdivision exempt from platting under Ohio Revised Code, Section 711.131, shall be planted with grass, plantings or other suitable ground cover to prevent soil erosion. ~~All grass or other ground cover, and~~ shall be maintained to a height of six inches (6”) or less.

1501.5.1 The exterior Open Space on each property and every vacant Lot ~~shall be~~ which is located in a platted subdivision, or in an area which has been approved as a subdivision exempt from platting under Ohio Revised Code, Section 711.131, shall be maintained free of noxious weeds and of common weeds taller than six inches (6’) in height. “Noxious weeds” are those plants declared as such by the Director of the Department of Agriculture, and are prohibited as offensive to the health of the residents of the Township and are declared a nuisance.

1501.5.2 All trees, bushes, hedges, shrubs, flowers, ornamental plants and other such vegetation shall be trimmed and kept neat in appearance. No vegetation or growth shall block or impede sidewalks or sight lines for vehicular or pedestrian traffic.

1502- RUBBISH AND GARBAGE

1502.2 Disposal of garbage. Every owner and occupant of a Structure shall dispose of all rubbish and garbage in a clean and sanitary manner by placing such rubbish or garbage in an approved container. The owner or occupant of every property shall provide, and at all times cause to be utilized, appropriate leak-proof containers with tightfitting covers for the storage of rubbish, garbage and recyclable material until removed from the premises for disposal. ~~Every owner and occupant of a Structure must contract for regular trash removal or purchase sufficient bags from the authorized township trash hauler for regular disposal of all trash.~~ Garbage containers, recycling containers and/or dumpsters shall be effectively screened from view in accordance with Article 16, Section 1617 of these Regulations.

1504- VACANT STRUCTURES

1504.4 Parking prohibited at Vacant Structures. No vehicles may be parked or stored at vacant structures.

1506- BOATS, CAMPERs and MOTOR RECREATIONAL VEHICLES

1506.1 No Trailers, Mobile Homes, Manufactured Homes, or vehicles designed for Mobile Home living shall be occupied for Dwelling, office or business purposes, except in a Mobile Home Park District. A single Trailer, travel Trailer, recreational vehicle, truck camper, boat, bus or motor coach may be parked or stored a Parking Area in the Rear or Side Yard, provided that it is currently licensed, is at least five (5) feet from the Side Lot Line and does not extend beyond the front of the house ~~or garage.~~ The parked location must not obstruct the sight lines of any public Street or Driveway. Boats, Campers, RVs, etc. ~~may not be parked in the Driveway. Boats, Campers, RVs, etc.,~~ may not be parked in the Driveway except as permitted in 1506.2.

1508.7 Removal of Junk Motor Vehicles Located on Private Property.

1508.7.3 The Board shall serve the notice by sending it by certified mail, return receipt requested, to the owner of the land, if the owner resides in the Township or if the owner resides outside the Township and the owner's address is known or ascertainable through an exercise of reasonable diligence. The Board also shall send notice in such manner to any holders of liens of record on the land. If a notice sent by certified mail is refused or unclaimed within fourteen (14) days of its mailing, or if an owner’s address is unknown and cannot reasonably be ascertained by an exercise of reasonable diligence, the Board shall ~~publish the notice once~~ give notice on the township’s website and social media account, or in a newspaper of general circulation in ~~the Township before the removal of the vehicle, and, if the land contains any structures, the Board also shall post the notice on the principal structure on the land~~ Trumbull County, or as otherwise permitted by law. A notice sent by certified mail shall be deemed to be served on the date it was received as indicated by the date on a signed return receipt. A notice given by publication shall be deemed to be served on the date of the newspaper publication ~~in the newspaper or on the township’s website.~~

ARTICLE 16 – SUPPLEMENTARY DISTRICT REGULATIONS

1612- GARAGES

1612.6 ~~No~~ Notwithstanding any other provision of this Resolution, a Garage may be no closer than five feet (5’) to the Property Line.

1617- TRASH CONTAINERS ~~AND INCINERATION OF TRASH~~

1617.1 ~~In~~The owner of all Commercial and Industrial ~~Districts~~properties and ~~for~~ all Multi-Family Dwelling Units shall provide trash containers/dumpsters and provide for waste to be collected once a week by a waste disposal company. Each trash burners, whether permanent or portable, container/dumpster shall be placed located a minimum of ten feet (10’) from all Property Lines and shall be placed enclosed within ~~an acceptable~~ solid wood and/or masonry enclosure

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consisting of three (3) walls no less than six (6) feet (6') in height. ~~If said facility is detached from Building, Trash shall not be permitted to accumulate outside of the open side shall face the interior of the property.~~

~~1618- HANDLING OF TOXIC AND/OR HAZARDOUS WASTE MATERIAL~~

~~Any business associated with disposal, storage trash container, dumpster, or hauling of any toxic, Hospital, hazardous, or volatile material shall be strictly prohibited from locating such a business/service or using any property within the Township for such a Use enclosure.~~

ARTICLE 17 – GREEN AREA, BUFFERING, LIGHTING, FENCES AND PARKING

1703- FENCES

1703.2 General Provisions. All Fences, walls, and hedges shall be subject to the following limitations and requirements:

1703.4 Fences, Walls and Hedges in Residential Districts.

1703.4.1 Front Yards. Fences, walls and hedges shall not exceed three ~~and one half~~ feet (3½3') in height above finished grade.

1703.5 Fences, Walls and Hedges in Non-Residential Districts.

1703.5.21 Visibility. No fence, wall ~~or hedge can be located within a public Right-of-Way, or in an area that will obstruct the line of sight for any motorist or pedestrian. The installation of a fence, wall, hedge or combination thereof shall not obstruct~~create a visibility ~~along a traveled Right of Way or a Driveway. To provide sufficient visibility, or safety concern for vehicular or pedestrian movement.~~ All fences, walls and hedges ~~along a Public Street or Driveway on Corner Lots~~ shall be in compliance with the Visibility /Sight Triangle ~~requirements~~ of Article 16, Section 1607.2 and Section 1607.03.

~~1703.5.3 Industrial District.~~1703.5.2 Commercial Districts. Fences, walls and hedges shall not exceed three feet (3') in height above finished grade in the Front Yard and can be no nearer to the front Street Right-of-Way line than the front Setback requirement for a Building. Fences, walls, and hedges shall not exceed six feet (6') in height in the Side or Rear Yard and shall be erected no less than two feet (2') from the side and rear Property Lines.

1703.5.3 Industrial District. Fencing of Industrial Districts shall be permitted provided that such fence does not exceed six feet (6') in height in the Front Yard and ten feet (10') in height in the Rear and Side Yards. If the adjacent property is not zoned Industrial, the required Buffer must be located outside of the Fence line. In an Industrial District, the placement of not more than three (3) strands of barbed wire shall be permitted on top of a fence for security purposes, provided such strands are not less than sixty inches (60") from the ground.

1704-OFF-STREET PARKING AND DRIVEWAYS

1704.3.1 Driveways and Off-Street Parking Areas are intended only for temporary vehicle Parking by occupants and visitors. Driveways and Off-Street Parking Areas shall not be used for the storage of cars, trucks, Trailers or other vehicles.

1704.5 Driveways.

1704.5.1 All Driveways shall be no closer than ~~eight feet (8')~~ five feet (5') to the adjoining Property Line at any point.

1704.5.6 Ingress and egress driveways shall comply with the following width limits:

1.) Single and Two-Family Dwellings

Maximum Width at the street - 20 feet

Minimum Width - 12 feet

2.) All Other Uses

Maximum Width at the street - 30 feet

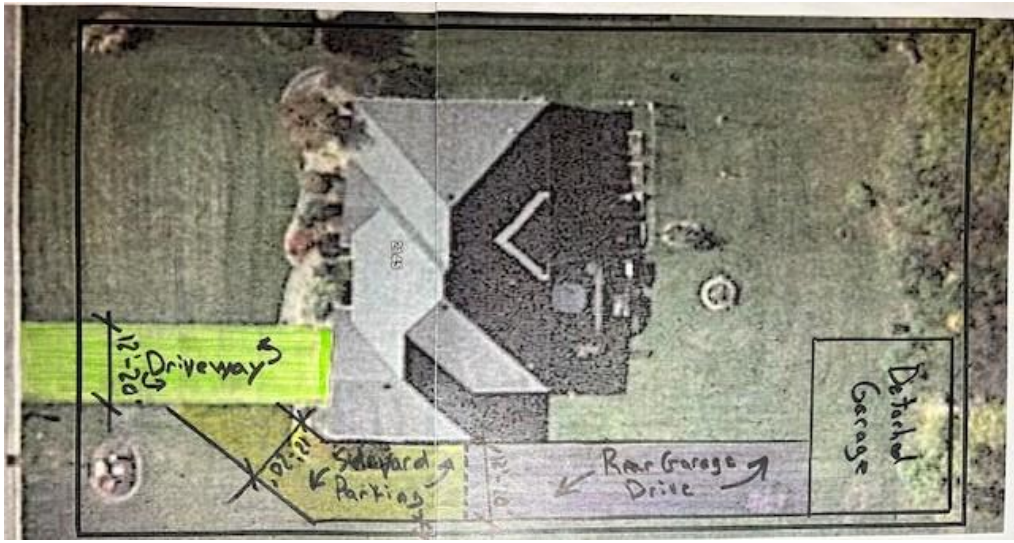
Minimum Width – 14 feet

The driveway width shall not be increased at any point along the length of the Driveway, except that the width may be bumped out as the Driveway approaches the entrance to the Garage by an additional twelve feet (12') for each garage door opening, to allow room to access each garage bay. A single car parking pad attached to the driveway may be created on the side of the garage. If the garage entry doors are located on the side of the house, rather than facing the street, the driveway width can be increased to allow access to the side-entry garage and create a turn-around area.

If a driveway continues around the house to a detached garage behind the house, the driveway shall be no wider than twenty feet (20') and shall proceed along the most direct route to the garage. (See drawing)

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ARTICLE 18 –DEVELOPMENT STANDARDS FOR SPECIFIC USES

1800-KENNELS; DOGS AND CATS

1800.1 Kennels

1800.1 Kennels, Animal Boarding, Animal Daycare, Animal Rescue for Dogs, Animal Shelter for Dogs, High Volume Breeder

1800.1.1 Kennels must be registered under the provisions of Ohio Revised Code §955.04. Animal Rescue for Dogs, Animal Shelter for Dogs, or High Volume Breeder must obtain the required licenses and comply with the rules of the Director of Agriculture under R.C. 956.01 et seq.

1800.1.7 The minimum lot size is five acres.

1800.1.8 Animal waste must be collected each day and stored in airtight containers and disposed of off the premises weekly. Outdoor runs must be washed daily and kept in good repair, maintained in a clean and sanitary condition, and free of vermin and waste.

1800.1.9 Barking may not be allowed to disturb the peaceful enjoyment of the neighbors.

1800.1.10 Kennel, Animal Boarding, Animal Daycare, Animal Rescue for Dogs, Animal Shelter for Dogs, and High Volume Breeders are not permitted in Residential Districts and are Conditional Uses in the Agricultural and Commercial B Districts.

1800.2 Dogs and Cats

1800.2.4 Any structure for containing a dog or cat (Dog run, doghouse, catio, etc.) may be located only in the rear yard and must be setback a minimum of 20 feet from the side and rear lot line. Any such structure must be structurally sound and sanitary.

1800.2.5 Animals are not permitted to create a nuisance or disturb neighboring residents due to noise, odor, or threats to public health.

1806-BOARDING HOUSES SHORT-TERM RENTALS

1806.1 The Boarding House shall front on and have direct access to an Arterial or Collector Street.

1806.2 A maximum of ~~ten (10)~~four guest rooms may be and ten (10) guests are permitted. Events hosted at the short-term rental property, such as parties or gatherings that exceed the maximum number of guests are not permitted.

1806.32 Off-Street Parking shall be provided at a ratio of one (1) space per guest room. The Parking Area shall be located in the Rear Yard and screened from adjoining properties.

1806.43 One Sign, not exceeding four (4) square feet, shall be allowed for identification purposes only and shall either be mounted on the front wall of the Dwelling or placed within the Front Yard no closer than ten (10') feet to the Front Lot Line. Sign lighting shall be indirect and shielded from view off-site. Internally lighted Signs are not permitted.

1806.4 Property Owner Responsibilities

1806.4.1 The property owner must require guests to limit noise so that the quiet and comfort of neighboring property owners are not disturbed. Quiet hours from 11:00 PM to 8:00 AM shall be enforced.

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- 1806.4.2 The property owner must provide the zoning inspector a current drawing of the Short-Term Rental showing the location of bedrooms, means of egress from each bedroom, designated parking spaces, and locations of smoke and carbon monoxide detectors.
- 1806.4.3 Each Short-Term Rental must have a property manager (who may be the owner) whose contact information is provided to the township Zoning Inspector and Police Department and kept up to date. The property manager must be physically located within 20 miles of the Short-Term Rental and must be available by telephone 24 hours a day and authorized to take immediate action in response to complaints.
- 1806.4.4 The property owner or local property manager must, upon notification that occupants or guests of the Short-Term Rental have created unreasonable noise or disturbances, engaged in disorderly conduct, or violated provisions of this resolution or state law, shall require the occupants to immediately vacate the premises.
- 1806.4.5 The property owner shall maintain the property in accordance with this resolution and shall provide for weekly trash collection and disposal.

1809-NEW AND USED VEHICLE SALES

1809.9 New and Used Vehicle Sales may be located only in Industrial A Districts.

1810-VEHICLE REPAIRS

1810.15Vehicle Repair facilities may be located only in Industrial A Districts.

1811-VEHICLE SERVICE STATIONS

1811.7 Vehicle Service Stations may be located only in Industrial A Districts.

1812-VEHICLE WASH FACILITIES

1812.10Vehicle Wash Facilities may be located only in Industrial A Districts.

Motion by: Edward Whittaker Seconded by: Rich Harkins
Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
Motion Carried

Adjournment:

25-097 Motion to *adjourn the meeting*.

Motion by: Rich Harkins Seconded by: Edward Whittaker
Vote: Steven Gerberry - Yes Richard Harkins - Yes Edward Whittaker - Yes
Motion Carried

Patrick J. Glunt, Fiscal Officer

Steven J. Gerberry, Trustee

Richard T. Harkins, Trustee

Edward K. Whittaker, Trustee