

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Special Meeting

Held on Tuesday, February 13, 2024 at 6:00 PM

Call to order: Steve Gerberry

Pledge: Completed

Roll Call: Steven Gerberry - Present Richard Harkins - Present
Edward Whittaker - Present Fred Bobovnyk - Absent

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 January 31, 2024, 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 attached 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 offers into evidence the following documents:

1. The proposed amendments to the Weathersfield Township Zoning Regulation as approved by the Weathersfield Township Zoning Commission on January 31, 2024.
2. A copy of the Notice of Hearing published in the Tribune Chronicle on January 30, 2024.
3. A copy of the letter from the Weathersfield Township Zoning Inspector to the Trumbull County Planning Commission, providing notice of the proposed changes to the zoning resolution. No response has yet been received.
4. The Weathersfield Township Comprehensive Plan.

Public Comment:

All members of the public who wish to speak will be sworn in and given the opportunity to present testimony and evidence.

Jeff Shiley of 1703 Ohltown McDonald Road, Niles, Ohio 44446 asked if existing driveways off the end of a street would be permitted to remain. Law Director Poteet explained that those driveways that were in place prior to the enactment of the regulation would be permitted to remain.

24-018 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 by the Board of Trustees on the proposed amendments and any modifications.

23-019 Motion to ***adopt with modifications the Amendments to the Weathersfield Township Zoning Regulation recommended by the Weathersfield Township Zoning Commission.***

WHEREAS, on January 31, 2024, 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

WHEREAS, a response from the Trumbull County Planning Commission has not yet been received; and

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Special Meeting

Held on Tuesday, February 13, 2024 at 6:00 PM

WHEREAS, on February 13, 2024 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, rejects, or adopt with modifications) the proposed amendments to the Weathersfield Township Zoning Regulations set forth below.

DEFINED TERMS

ACCESS DRIVE or ACCESS ROAD

~~Any~~ A private drive providing Entrance or Exit from a public Thoroughfare to any business, business/commercial or industrial complex, or ~~multiple~~ Dwelling Structure.

CUL-DE-SAC

~~A local~~ The end of a Street of relatively short length with one end open to traffic and the other end terminating in a vehicular turn-around; an enlarged semi-circular area of ~~any Street~~ sufficient size to ~~be used for the permit access and~~ turning around of vehicles, including emergency vehicles. ~~“T” turnarounds are not cul-de-sacs and/or vehicles. This area is usually located at the end of a Street or at the intersection of two (2) Streets. are prohibited.~~

DRIVEWAY

A paved a concrete or asphalt access route that leads from a public ~~Thoroughfare~~ Street to a Dwelling Unit, Building, Structure, Garage, or Parking Area. A Driveway may only access a Street from the side of the Street, and not from the end of a dead-end Street, unless the street ends in a cul-de-sac.

FRONTAGE

The distance as measured along the designated Front Property Line of a Lot abutting ~~an~~ accepted a public Street or Road, or if the Lot is a Corner Lot or ~~Though~~ Through Lot, the distance is measured along the Street which the main Building on the lot faces. Frontage does not include the end of a Street unless the Street ends in a cul-de-sac, in which case the Frontage is measured along the curve of the cul-de-sac.

RIGHT-OF-WAY

An area of land dedicated for Use as a public or private Roadway, typically containing or intended to contain Road improvements and which may also include sidewalks, utilities, and other construction. The Right-of-Way is measured from the centerline of the Road. The outside boundary of a Right-of-Way may be referred to as a “Right-of-Way line”. The Right-of-Way of township roads is generally a minimum of thirty feet (30’) but may be as wide as sixty feet (60’).

STREET, THOROUGHFARE, ROAD or ROADWAY

~~All of the area within a Right-of Way, dedicated to and accepted by the public in accordance with law, for use by the public for vehicular and pedestrian traffic, utilities and drainage. The full width between the Property Line bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and including the entire dedicated Right-of-Way.~~

1601 - FRONTAGE ON STREET

Every Dwelling, Business or Industrial Use shall have the required Frontage upon a ~~dedicated~~ public Street.

1611 - ACCESSORY BUILDINGS AND STRUCTURES

1611.3 In Residential Districts, one Accessory Building or Structure, other than a Garage, such as a storage Building or Shed, green house, potting shed, gazebo or similar Structure, is permitted per Lot, provided the Accessory Building or Structure:

1611.3.1 Shall not exceed ~~one~~ two hundred ~~forty-four (144)~~ (200) square feet in area calculated by outside dimensions;

1704 - OFF-STREET PARKING AND DRIVEWAYS

1704.5 - Driveways

RECORD OF PROCEEDINGS

Minutes of the Weathersfield Township Trustees Special Meeting

Held on Tuesday, February 13, 2024 at 6:00 PM

1704.5.4 Driveways, Access Drives or Access Roads in Residential and Commercial Districts must be asphalt or concrete. In Industrial Districts, Driveways, Access Drives or Access Roads must be constructed of concrete or asphalt or maintained gravel with a concrete or asphalt apron. Driveways, Access Drives or Access Roads cannot consist of dirt or grass.

The Fiscal Officer is directed to file a copy of the amendments to the Weathersfield Township Zoning Regulation with the Trumbull County Recorder.

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

23-020 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

Fred Bobovnyk, Fiscal Officer

Steven J. Gerberry, Trustee

Richard T. Harkins, Trustee

Edward K. Whittaker, Trustee