

Zoning Commission Meeting
Wednesday, Oct. 8, 2008
~ WORKING MEETING NOTES ~

Mr. Walt Lange called the meeting to order at 6:00 p.m.

Chris Lauch called roll call – Board members present: Walt Lange, Sally Wylie, James McConkey, And Robert Westmark

Swanecreek Township Employees present: Walter Hallett, III, Zoning Inspector and Christine Lauch, Administrative Assistant

Items discussed:

Industrial Performance Standards - Proposed Amendment by Steve Brown, FCRPC
Replace page 59 with suggested amendment.

Trustee Resolution 04-202 - Meeting Attendance to be placed in 100-21.2 Membership and Replacement: **“A requirement of meeting attendance should be adhered to; failure to attend three consecutive regular meetings would require member’s termination. This will be at the discretion of the Board of Trustees.”**

Mfg. Homes definition

ORC 3781.06 (C)(4) Addition to Resolution: **Item “i” “Before any manufactured home or relocation manufactured home can be legally occupied, inspections must be performed by OMHC approved and certified inspection agencies and inspectors. There must be three inspections before the manufactured home will be approved for occupancy, which are the following: 1. Footing Inspection, 2. Electrical Service Inspection, 3. Final Inspection.**

Pg. 94-95 Definition

Replace first 5 rows with ORC 3781.06 (c)(4) **“Manufactured home” means a building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the secretary of housing and urban development pursuant to the “manufactured Housing Construction and Safety Standards Act of 1974”.**

A manufactured home is transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis, designed to be used as a dwelling with or without permanent foundation when connected to required utilities. Calculations used to determine the number of square feet in a structure’s exterior dimensions are measured at the largest horizontal projections when erected on site. These dimensions include all expandable rooms, cabinets, and other projections containing interior space, but do not include bay windows. ~~(ORC 4501.01)~~ For the purposes of this section, chassis means a steel frame specifically designed and constructed with wheels or running gear and towing tongue installed for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location on wheels, jacks, blocks, or other foundation, connection to utilities and the like.

Solar Energy Definition: ADD -

Definition: Solar Energy Structure: A structure designed to utilize solar energy as an alternative for, or supplement to a conventional energy system. (To be regulated pursuant to Article 100-5.3)

Create New Title (?)

Rename 100-5.3. Make Accessory Building in Residential and AG/RE Districts #1

Make 1-5 A-E

#2 Outdoor Furnaces

#3 Solar Energy Structure: A building permit shall be required for the erection, construction or alteration of a free-standing solar energy structure. All solar energy structures shall be approved by the Zoning Inspector as to their conformity, requirements and placement in the Zoning District.

Fence –

100-5.5 #2 Place where “C” was eliminated: **All fences and walls shall be constructed with a finished side facing outward from the property. The posts and support beams shall be on the inside or shall be designed as an integral part of the finished surface.**

Add or electric fences to

Place Definition in 100-23:

Fence

Enclosures composed of any substance that will present an adequate blockade around a field, yard, or other such expanse of land for the purpose of prohibiting intrusions from outside.

Ponds – Adoption of Fulton County Regulations and Permit

Chris is to get Fulton County’s code to Walt Lange for review.

Chris was instructed to make all meeting note amendments to a copy of the Zoning Resolution and highlighting all of the changes for the board to review.

The Board initialed the working meeting notes for 7-30-08 & 8-13-08.

Tabled:

Outdoor Furnace Zoning Resolution – Sally’s suggestions - (OEPA - newspaper article Wood Burner regulations)

Noise Regulations

Rezoning Districts in Twp (AG/RE to R1) – Maps

Twinplex/duplex 8-26-08 Waiting for Legal Opinion

Next Meeting Date: 11-12-08

- Regular Meeting Business: Non-interrupted continuous frontage for vote
- 6-25-08 Minutes to be approved at Regular Zoning Commission meeting
- Meeting was adjourn 8:25 p.m.