

# ZONING COMMISSION

March 10, 2022 - 6:00 p.m.

## Work Session

Approved: 4/14/22

I. Madam Vice Chair called the meeting to order and roll call was taken.

Members present: Madam Vice Chair Maryellen Burnham, Joy Kosiewicz, Jim Hower, Emily Hete, Jeremy Rowan, Scott Meyer, Planning Director/Zoning Inspector Bill Funk and Zoning Assistant Nanci Noonan. Chairman Richard Bradner was excused. Residents present: JoAnne Alexander.

- A. Pledge of Allegiance
- B. Approval of January 13, 2022 minutes: Motion to approve by Mrs. Hete; seconded by Mr. Rowan. All in favor, motion approved.
- C. Zoning Report for January and February were presented by Mr. Funk.
- D. New Business: Proposed revisions/additions to regulations.
  - 1. Article 7, Section 701-D(18) **Swimming Pools**. Current: For private swimming pools in any residential district, the pool shall be set back a minimum of 20 feet from all lot lines and the principal dwelling. Proposed revision: For private swimming pools in any residential district, the pool shall be set back a minimum of 20 feet from all lot lines and 10 feet from the principal dwelling. Discussion by the Commission resulted in favor of the proposed 10 feet setback from the principal dwelling. Mr. Funk reminded the Commission that we recently approved language for ASTM rated or equivalent automatic pool covers in lieu of the required fencing and /or walls.
  - 2. **Accessory Dwelling Units Definition**. Proposed revision: Detached living quarters located on a lot with an existing principal dwelling where the accessory dwelling unit is designed for the use of persons that are related, employed on the premises, or for the temporary use of guests of the occupants of the principal dwelling. Such guesthouse or accessory dwellings are not rented, leased, or otherwise transferred to an individual or organization as a separate dwelling. Discussion by the Commission resulted in favor of the words “that are related” but thought it may need to be expanded upon. Mr. Funk will consult with Mr. Konstand to get his input.
  - 3. **Accessory Structure Discussion**. Appropriate Commercial Accessory Size: this is not specifically addressed in the code and Mr. Funk asked the Commission for input. Discussion by the Commission resulted proposing 144 square feet and if a larger structure is desired, the applicant may apply for a variance. Then, add dimensional standards, such as setbacks, to that.

Regarding Residential Accessory Structures on larger lots, Mr. Funk asked for input about increasing the maximum allowed square footage for larger lots or keeping it at 1,500 square

feet. Many residents have applied for variances for structures over 1,500 square feet over the years. Discussion by the Commission resulted in favor of finding examples of other communities that have code related to large lots and the allowed accessory structure size.

4. **Flag Lots – “Flag Pole” width.** Our regulations are unclear on how we deal with them. Currently the code calls for 100 feet of frontage, then when it opens up 150 feet is needed. Mr. Funk felt the width of the flag pole portion needs cleared up regarding what is at the street, when it opens up and the “pole” portion in the middle. Mr. Funk will look into some numbers but thought a typical driveway would need 25 feet.

5. **Riparian regulations inline with Summit County Soil and Water, Summit County Engineers and Summit County Health.** Currently we are working with SCSW to align our regulations with theirs.

6. **Pond requirements from Summit County Soil and Water, Summit County Engineers and Summit County Health.** The desire is to also align our pond regulations with these entities as well.

The above revisions and additions will be submitted to Bob Konstand for review prior to public hearing.

F. Old Business: Regarding the rezoning application at 1075 Ghent Road, the applicant, Dr. Timothy Pristas may possibly be back in front of the Zoning Commission in April or May. Mr. Funk suggested an informal meeting initially for us to take in any new information, then have a full presentation with Dr. Pristas and then hold the public hearing.

II. Madam Vice Chair adjourned the meeting. Next meeting will be a Work Session, April 14, 2022 at 6:00 p.m.