

**ZONING COMMISSION**  
**May 11, 2023 - 6:00 p.m.**  
**Work Session**

**Approved: 7/13/2023**

- I. Mr. Chairman called the meeting to order and roll call was taken.

Members present: Chairman Richard Bradner, Vice Chair Maryellen Burnham, Joy Kosiewicz, Scott Meyer, Kyle Craven, Legal Counsel Bob Konstand, Planning Director/Zoning Inspector Bill Funk and Zoning Assistant Nanci Noonan. Marshal Pitchford and Emily Hete were excused. Residents in attendance: JoAnn Alexander.

- A. Pledge of Allegiance
- B. Approval of 4/20/2023 minutes: Motion to approve by Mr. Meyer; seconded by Mr. Craven. All in favor; motion carried. (Mrs. Kosiewicz abstained.)
- C. Mr. Funk presented the Zoning Report for April.
- D. Unfinished Business: Mr. Funk informed that the main goal this evening is to formally set the Public Hearing for the first round of text amendments on his recommended date of June 8<sup>th</sup> at 6:00 P.M. Motion to set the Public Hearing date for June 8, 2023 by Mrs. Kosiewicz; seconded by Mrs. Burnham. All in favor; motion carried.
- E. New Business: Mr. Funk stated we will work on our next round of text amendments. Bob and he will be working together on a few things:

Air B&B update – Mr. Funk stated that the House Bill 563 is still going through Ohio House and may restrict some powers from us. His update is that it has sat where it is since last May; he will keep an eye on it. He recommended to continue looking at them as commercial uses, not permitted in the residential zoning districts.

Temporary Signs update – Mr. Funk stated that he has been working with Wendy, from Compass point, to contract with her to tighten them up and be current.

Conditional Use Review Article 5 - This goes back to a recommendation from the ARC. Bill recommended that each member look through Article 5 conditional uses and gaining understanding of this a little bit closer. Mr. Funk explained that we ran into a church on Granger and Crystal Lake, with some parking lot expansion requests, that brought up questions on our conditional use regulations when it pertains to nonresidential uses within residential districts, that are conditionally approved. He asked that they focus on the R-1 to R-4 uses.

EV Charging – We started talking about what we can in cannot regulate and what we would like to see going forward. We do have a decent amount of different drafted language from other communities to go through. Mr. Funk hopes to come up for EV charging in the next set of code amendments. We need to be aware of the fact that there are different charging mechanisms for different cars. Mr. Konstand didn't think it should be our role as Zoning Commission to say what specific chargers need to be installed. He was of the opinion that

one could provide for conduit to be run for some type of generic charger. It was noted that we need to look at transformers, their aesthetics and the safety of them.

Hotel Regulations – Mr. Funk stated we also wanted to strengthen our hotel language; making sure definitions, etc. are in place. Mr. Bradner stated we need to make extended stay hotels a conditional use and only permit in the Commercial, Office and Retail zones. The purpose is to provide more authority in reviewing requests made by hotels to become extended stay. Hotels are usually defined as stays limited to 30 days or less (transient). Extended stay hotels exceed the 30-day limitation and are regulated by the state fire marshal. Extended stay hotels are traditionally used by business travelers and persons displaced from their homes due to events such as fire, tornadoes and other calamity.

Action on this language update should not wait until the next Comprehensive Plan.

Mr. Konstand stated this will go into our next topic on the Comp Plan. Mr. Konstand advised that we are going to take a deep dive into the Springside/Cleveland-Massillon areas because of what the office climate/lack of office climate is at this point. We have our request for proposals out now. Mr. Konstand suggested to rather than piecemeal the hotel regs, it would be better to put it all on the table and hold it until we get something more comprehensive.

- F. Miscellaneous: Bath Township Comprehensive Plan – Mr. Funk advised that we have just began the process of starting the Comprehensive Plan update. The first step was to create the RFQ; it is prepared and ready to go. The next step is to create a steering committee to help us, send the RFQ out and select members. One member from each of the zoning boards will be selected along with members from the community who wish to volunteer. Mr. Funk stated that we will focus more on the business districts as we feel pretty comfortable with our residential districts' regulations. Unlike the residential districts, the business districts have changed in the last 10 years and we need to determine what our long-term vision will be for those uses. Mr. Funk informed that this will be a complete Comp Plan update, so we will look at some of the residential but, it will mainly focus on the business districts. This Board will see and review the update and the trustees will make the final acceptance.

Board members needed – Mr. Funk let the Commission know that we are looking for people that are interested in serving on our Appearance Review Commission as there is an opening. Particularly, we are interested in a Landscape Architect as that member is leaving at the end of June. Please refer any interested parties to Bill.

Mrs. Alexander spoke to request that the RFQ includes a sensitivity to the survey responses from the residents and that was duly noted.

- II. Mr. Chairman adjourned the meeting.

Next meeting will be a Public Hearing on Thursday, June 8, 2023 at 6:00 PM.