

**SAGAMORE HILLS TOWNSHIP
ZONING COMMISSION – REGULAR MEETING**

Monday, January 24, 2022 – media notified

The meeting was called to order by Dr. Koncal at 7:00 p.m.

R/C: Dr. Woodruff-present; Chasar-present; Lachina-present; Dr. Koncal-present; Witkiewicz-present.

Mr. Chasar made a motion to approve the minutes from the November 22, 2021 Regular Meeting. Seconded by Mr. Lachina. R/C Vote: all in favor

Mr. Chasar made a motion to close the old business from 2021. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

Dr. Koncal accepted nominations for Chair for 2022. Mr. Chasar made a motion to have Dr. Koncal as chair for 2022. Seconded by Dr. Woodruff. R/C Vote: all in favor

Dr. Koncal made a motion to have Mr. Chasar as Vice Chair for 2022, and made a motion to close nominations. R/C Vote: all in favor

Dr. Koncal said that Ray has been getting requests for four car garages. Currently we allow three car garages. Dr. Koncal said this will be a priority item for the next couple of months. Ray gave a handout to the board. Ray reviewed three instances regarding four car garages. There seems to be more cars parked in driveways. This might be the time to look at four car garages. Ray said if the four car garages were attached to the home, and we bump up the square footage from 850 to 1200 square feet, a four-car garage would be allowed. Ray asked the zoning commission to review this. Dr. Koncal said because of the guests present, we may not get to this tonight. This is something to think about for the February meeting. Ray to bring some actual building plans to the meeting.

The zoning commission had some thoughts last year for many months as what to do with contiguous/open space. Dr. Koncal and Dwight were not quite certain they wanted to get rid of the term contiguous out of our zoning resolution. There was also the question of how do we respond to a resident that asks whether the 40% open space required in a development such as Heartridge was verified. A suggestion was made that we seek an outside consultant which is how Eric Kramer, a professional engineer, got involved. On January 13, 2022, Dr. Koncal, Ray, Dwight and Dennis met with Mr. Kramer at the township. Some good answers were provided at the meeting. Removing contiguous from our zoning code in the commercial section for senior living was easy. Removing contiguous from Residential, Cluster and PUD zoning will probably be just as easy, that it won't cause any problems.

At the January 12th meeting Mr. Kramer made some suggestions on how to deal with open space. Probably the easiest way to deal with it would be to set a minimum width, rather than how many and what size they can be. Another suggestion was to have homeowner associations monitor their own open space for violations. Dr. Koncal asked Mr. Snell what he thought of this suggestion. Mr. Snell said Greenwood used to do it, and Eaton Estates is pretty consistent doing that.

Dr. Koncal said we are going to have a lot of work to do if we want to discuss some of these issues.

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Mr. Kramer confirmed the open space calculations are done with a CAD software program. The restrictions in our zoning code on using wetlands, riparian setbacks and utility easements in the open space calculations is creating situations where the lots become smaller because the developers are not going to forego the density. We then have residents who are more prone to trying to encroach outside of their lot. Mr. Kramer commented that the way our code reads we are creating far more space that is not usable. Mr. Kramer said we might be defeating what we are trying to accomplish.

Dr. Koncal stated the zoning commission had spoken about revisiting the requirement where you couldn't use utilities, riparian setbacks and wetlands for open space. We had decided we were going to leave it as is. After listening to Mr. Kramer, Dr. Koncal said we really need to reopen that discussion.

Dr. Koncal said the Mottl Reserve open space was deeded over to West Creek Land Conservancy which worked very well. This also may be something we need to look at.

The discussion continued on open space and a discussion regarding buffers.

Dr. Koncal thanked Mr. Kramer for coming.

The next topic for discussion was Acadia Farms.

Representatives from Acadia Farms were Gus Kafantaris and his brother with partner Dominick Palazzo.

There was a discussion on the uses of the property in relation to our zoning code, specifically a wedding venue.

Mr. Snell clarified the back of the property is residential and the front is commercial. There are five residences on the property including the house.

Acadia Farms had a proposal to put in a tent with more permanent luxury port a potty's.

There was a discussion on regulating exterior/interior parties. Also, a discussion on temporary/permanent structures, parking and septic/sewer issues.

After the discussion, Dr. Koncal surmised this looks like it would be an event space. In our zoning code we have permitted uses and conditionally permitted uses. There was a lengthy discussion on permitted and conditionally permitted uses; the process and requirements regarding changing the zoning code.

Mr. Snell gave an update on the Senior Living Carter Road project. The BZA gave their approval for a conditional use permit. This will come back to the zoning commission in February with a little more detailed plan.

Mr. Snell thanked the board for having the conversation regarding Acadia Farms.

There was a brief discussion regarding Acadia Farms.

Dr. Woodruff made a motion to adjourn at 9:08 p.m. R/C: all in favor