

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

Monday, October 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 September 26, 2022 Public Hearing. Seconded by Mr. Lachina. R/C Vote: all in favor except Dr. Woodruff who abstained.

Mr. Chasar made a motion to approve the minutes from the September 26, 2022 Regular Meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor except Dr. Woodruff who abstained.

There was a discussion on whether or not to make any changes to the current commercial parking requirements such as land banking parking spaces. At the last zoning meeting two of the board members commented that there seemed to be plenty of parking in certain places by the larger box stores in Macedonia and by Marcs in Sagamore Hills.

Dr. Koncal asked each board member what their thoughts were on commercial parking.

Mr. Chasar commented we might consider reducing some of the parking at businesses like Marcs. Possibly pick a number that would not require as many parking spaces as we do now.

Mr. Lachina commented land banking parking spaces would initially require fewer parking spaces with the ability to add parking spaces if needed.

Mr. Witkiewicz said he agreed with what both Mr. Chasar and Mr. Lachina said. Mr. Witkiewicz didn't really think we would need the extra parking spaces, but it is a good idea in case they are needed.

Dr. Woodruff commented square footage or the type of business might possibly determine how much parking would be needed. Dr. Woodruff commented if we reduce parking requirements then there needs to be land banking, but shared his concern that land banking parking spaces for a bigger store like Marcs may present a problem in the future.

There was a brief discussion about past problems with Panini's parking when they enclosed their outdoor patio and made it part of the restaurant.

Mr. Snell said there is shared parking and land banking parking at the Highpoint Plaza. Not all businesses operate at the same time.

The discussion continued on parking.

Mr. Fantozzi shared that he received a call 30-45 days ago from a surveyor who surveyed the entire Marcs' plaza area, which is two parcels. Mr. Fantozzi has not heard anything further.

Jay Wahl asked whether anyone ever considered the size of the parking spaces. Dr. Koncal replied the size of the parking spaces are regulated in our zoning resolution.

Dr. Koncal distributed copies of information on solar panels to the board. There was a discussion on solar panels.

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Mr. Fantozzi said there are regulations in the Ohio Revised Code on solar panels. The county requires an electrical permit and a building permit for solar panels.

Dr. Koncal asked Mr. Snell to have the county and state regulations on solar panels ready for the November meeting. Mr. Snell agreed to provide the information.

Mr. Snell said homeowner and condo associations can no longer prohibit solar panels on roofs of condos and cluster homes. The Ohio Legislature took that authority away in September.

The discussion continued on solar panels. Mr. Snell said solar panels may move in the same direction as short-term rentals.

The next topic for discussion was short-term rentals.

A copy of House Bill 563 was included in everyone's meeting packet. Mr. Snell said when the Ohio Legislature comes back from recess in November, they will probably be on a fast track to enact House Bill 563 on short-term rentals. It will go through the house and the senate and basically take away our right to prohibit short-term rentals. Mr. Snell reviewed some of the items listed in House Bill 563.

Mr. Snell said Northfield Center has allowed short-term rentals and created some regulations related to that including having appropriate insurance on your property. They currently have approximately 11-14 short-term rentals.

A few thoughts were shared on how short-term rentals would affect the use of Acadia Farms. Mr. Fantozzi said he just filled out a permit for a fence for a horse coral on Acadia Farms.

The discussion continued on short-term rentals.

Mr. Snell agreed to come up with some regulations for the November meeting on short-rentals, and email the information to the board a week prior to the meeting.

Mr. Snell reviewed the most current plans with the board that he just received this afternoon for the Parkview Senior Center Project. An electronic copy will be forwarded to the board. There are slight modifications in the plan from the original plan. There were two ponds in the front along Route 82 and a third pond was added behind the nursing home. Mr. Snell would like to get verification of the open space changes. The plan also shows a significant wall approximately 495 feet long fifteen feet out of the ground with a 42-inch metal fence on top.

Dr. Koncal asked Mr. Fantozzi whether he had any news on the huge fire pit that was discussed at the last meeting. Mr. Fantozzi replied no.

Mr. Fantozzi read an inquiry he received and his response regarding Elmcroft. (Please see the attached) There was a brief discussion.

Jay Wahl said the triangle that use to be at the intersection at Route 82 and Brandywine and Olde Eight was recently taken out. Mr. Wahl said he heard a rumor that a round-about was going in that location and asked whether there was any truth to the rumor. Mr. Snell said there was some discussion about putting in a round-about, but the plans never came to fruition.

Mr. Fantozzi said nothing new with Tuscan Vine or 7 to 7.

Dr. Woodruff made a motion to adjourn at 8:40 p.m. Seconded by Mr. Lachina.
R/C: all in favor