

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

Monday, September 27, 2021 – media notified

The meeting was called to order by Dr. Koncal at 7:07 p.m.

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

Mr. Chasar made a motion to approve the minutes from the August 23, 2021 Regular Meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

The first order of business was to discuss the three items from tonight's public hearing.

Dr. Koncal said the board has been working on Section Five Senior Living for six months and believes it is ready to send to the trustees for their public hearing. The board agreed.

Mr. Chasar made a motion to forward to the trustees the changes in the zoning regulations of Section Five to the trustees for their public hearing. Seconded by Mr. Lachina.

R/C Vote: all in favor

Dr. Koncal asked Ms. Taylor to notify them of the date of the trustees' public hearing.

Dr. Koncal asked whether anyone had any further comments regarding Section Sixteen Oil and Gas Regulations. There were no comments.

Mr. Lachina made a motion to send Section Sixteen Oil and Gas Regulations to the trustees for their public hearing. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

The last item was adding dumpsters to commercial zoning.

Mr. Chasar made a motion to send the dumpster regulation added to Section Five Commercial District to the trustees for their public hearing. Seconded by Mr. Witkiewicz.

R/C Vote: all in favor

Dr. Koncal said he went through our records for the past year and there is a long list of items that have been pushed to the side during the last six months.

It started with the April 26, 2021 meeting. There were just three board members in attendance; Dr. Koncal, Pete Lachina and Dwight Chasar. There was a discussion that they felt contiguous needed to be removed from cluster zoning. It is already gone from senior living and the board needs to do something about open space.

There is some conflicting wording in the cluster zoning section. Sometimes it is called residence and sometimes it is called single family detached dwelling. There was a discussion on making it uniform as single family detached dwelling in cluster zoning.

There was a discussion about changing the open space requirements, by getting rid of some of the restrictions. The three board members in attendance at the April meeting decided not to get rid of open space requirements. There was a recommendation that Dwight had prepared regarding non-contiguous open spaces in residential zoning.

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Since the board suggests removing the requirement of contiguous open space, an option might be to add other conditions to non-contiguous open space where open space is required. For example, the maximum number and minimum size of the open space parcels relative to the size of the whole development area could be devised. The Mottl Reserve development came together nicely with the open spaces put together.

A discussion was also started on did we need to have as much parking in commercial areas as we are requiring right now. The board had reviewed some information on parking from Copley Township where they required a certain amount of parking initially but banking some parking for later use if it was needed. Jeff Snell spoke briefly to Helen Humphreys about how Copley developed their land banking for parking, but not in detail. They have a professional staff that worked on this. Jeff will follow up. This could be discussed at the next meeting.

Ms. Taylor had reminded the board the Table of Contents of the zoning resolution book needs to be updated.

Mr. Fantozzi had spoken to Dr. Koncal before the meeting and shared that he has a hard time charging the \$250.00 fee for the handicapped ramps. The zoning commission does not set the fees. Dr. Koncal read the installation of handicapped ramps and decks from the schedule of fees. Mr. Snell gave a brief review of how the reason for the installation requirements and fee amount originated. There was a brief discussion. Mr. Snell to discuss with trustees and also suggested Ray Fantozzi have a conversation with John Zaccardelli regarding the ramp installation requirements and fee.

Mr. Fantozzi reported there are six permits for the Heartridge Development. Ted Bodnovich called Mr. Fantozzi and he is concerned with the space between his property and the Heartridge property. Mr. Snell gave a brief summary on the work and activity in the Heartridge Development.

Mr. Fantozzi said there is a BZA hearing coming up regarding an accessory building that was built in Red Hawk without a permit on the side of the house. Mr. Fantozzi gave a brief summary on this.

Dr. Koncal asked Ms. Taylor to let Dwight and him know when the BZA meeting will be scheduled.

Mr. Snell said there is an issue with open space in Red Hawk. Mr. Snell gave a summary on the numerous problems in Red Hawk. There was a brief discussion.

Mr. Fantozzi reported the Sagamore Plaza Parking Lot has been resurfaced and some of the rotted facade on the front of the buildings has been replaced. Some painting and gutter replacement still needs to be completed.

Mr. Fantozzi said Brian Hamad on Chaffee bought four parcels right across from Romane. Each parcel is five acres or less. Mr. Hamad sent Mr. Fantozzi plans for an accessory building that is 110 x 100 feet because he is claiming he is agricultural by bailing hay and growing garlic. Mr. Hamad proposes to build this accessory building on one parcel. He already has an accessory building that is absolutely huge. Mr. Fantozzi informed Mr. Hamad he can't build this accessory building unless he puts the parcels together. Mr. Hamad went to the county last week and put two parcels together. This parcel is directly across the street from Romane. There is a house on this property with a nice building that you can see behind the house. Mr. Hamad plans to put this new building behind the accessory building that is already on this parcel. Mr. Snell read correspondence from Mr. Hamad. There was a lengthy discussion regarding this issue.

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Mr. Snell received several phone calls complaining of a loud outdoor party event with a live band at Acadia Farms. The front of Acadia Farms is zoned commercial and the back is residential. Local law enforcement does not have a decibel meter that they can use. Mr. Snell summarized the issues with Acadia Farms.

Mr. Fantozzi asked the zoning commission what their feelings were on medical marijuana facilities. Mr. Fantozzi has been fielding calls on this issue. There was a brief discussion. Dr. Koncal mentioned that we do have regulations on internet cafes. Mr. Snell asked the board whether they would like the trustees to pass a resolution for a moratorium of six months for no medical marijuana dispensaries. Dr. Koncal thought this was a good idea. A moratorium would give the zoning commission time to think about this issue.

Dr. Koncal said he would send the board a list of items that they need to think about.

At the last meeting Dr. Koncal had asked Jay Wahl to get some information on flip up grab bars. Mr. Wahl was in attendance and gave the information to Dr. Koncal.

Mr. Lachina made a motion to adjourn at 8:38 p.m. Seconded by Mr. Witkiewicz.
R/C vote: all in favor