

**SAGAMORE HILLS TOWNSHIP
ZONING COMMISSION – PUBLIC HEARING**

Monday, February 24, 2020 – media notified

The public hearing was called to order by Chair, Dr. Koncal at 7:00 p.m.
R/C: Dr. Woodruff-present; Chasar-absent; Lachina-present; Dr. Koncal-present;
Witkiewicz-present.

The purpose of the public hearing was to discuss the amendments to Section 14, Planned Unit Development District Accessory Buildings/Structures.

Dr. Koncal reminded everyone in attendance to please sign in. Dr. Koncal stated we have notice that the legal notice was advertised in the newspaper.

There was one piece of correspondence received from Mr. Dale Krupa in this regard and was entered into the discussion.

Dr. Koncal stated this public hearing was to finish up some work the zoning commission has been doing in a response to Eaton Estate. Dr. Koncal asked how many people were in attendance from Eaton Estate and Greenwood. There was a show of hands.

Dr. Koncal stated the Eaton Estate Homeowners' Association had a vote to allow accessory buildings, sheds and other structures in single family homes in Eaton Estate. Prior to this vote, these structures were not allowed. They are currently not allowed in our zoning resolution. The Eaton Estate board asked the zoning commission to make arrangements to allow it with regulations.

The Eaton Estate board and the Greenwood board were invited to make comments on this to help the zoning commission develop these regulations. The Greenwood board has chosen not to allow these accessory buildings in single family homes.

Mr. Snell asked permission to modify Dr. Koncal's comments. Dr. Koncal replied yes.

Mr. Snell stated that it wasn't the board of Eaton Estate that voted on this, but the homeowners. They passed several amendments. Mr. Snell said one of those amendments is sheds or utility buildings may be erected, altered, placed or permitted to remain on any lot provided that the proposed location and specifications for any such shed or utility building are approved by the Board or Architectural Review Committee and the owner must obtain any permits required by the Township prior to its construction. Mr. Snell said a year ago the board brought this to the zoning commission after it had been approved. Mr. Snell did not want the false belief that the board approved this, it was the homeowners. The board actually reported this to the zoning commission before it was recorded in February.

Dr. Koncal gave the Eaton residents an opportunity to express their opinions.

There was a lengthy discussion with three residents expressing their concerns and objections to having sheds in Eaton Estate. Tom Ulepich, 384 Butterfield; Laura Rusich, 8497 Acadia; Meg Plona, 8505 Acadia.

Some of the concerns shared were there was supposed to be regulations or guidelines put out before final approval; this did not happen. Without strict regulations, sheds can become junk collectors. The location of the sheds, the aesthetics, and the value of resident's property was a concern. The beauty of the community would be lost if sheds are allowed.

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Mr. Snell responded that the township cannot control aesthetics. The State of Ohio does not give townships that authority. The homeowners' association has the authority to regulate architecture.

Carol Lewis, 8696 Eaton Drive, a member of the Eaton Board of Directors and on the Architectural Review Committee stated the Eaton Board did get the votes from the residents that said sheds were wanted. Ms. Lewis stated she came before the zoning commission with another board member, to ask whether there was give in the zoning regulations. The zoning commission agreed to work on it, and in the meantime, there would be a moratorium.

Ms. Lewis said the residents have not heard anything directly from the board yet because there is a moratorium on building any sheds, gazebos or pergolas. The board cannot overstep the township. When and if the township should allow, based upon the fact that the residents by majority have wanted it, then the board will ask that the roof be the same components as the roof of the house, the siding will have to be the same as the siding on the house, there will not be Rubbermaid or tin sheds in your backyards. The Eaton Board is trying to make this workable for everyone. The majority passed the amendment. Ms. Lewis stated, "the majority of the members of the board did not want that amendment passed." Homeowners have a say when there is a homeowners' association, and you have to go with the majority. When things have been fine tuned by the township and architectural committee, the residents will receive a mailing, and it will also be posted on the website.

The was a brief discussion regarding the location and construction of sheds.

Mr. Snell clarified and explained the drawing that is attached with the amendment to Section 14 indicating the location of sheds. The township does not have authority in how a shed is constructed. The authority in construction is the Summit County Building Department. The Eaton Estate Homeowners Association for Eaton Estates can also control construction.

The discussion continued. Scott Clement from Greenwood Village shared a few comments.

Dr. Koncal made a few comments and reviewed the options that could take place at the closure of this public hearing. The discussion continued.

Dr. Koncal closed the public discussion at 7:45 p.m.

Dr. Koncal asked for comments from the board. The board members shared a few comments.

Dr. Woodruff made a motion to adjourn the public hearing at 7:49 p.m.
Seconded by Mr. Witkiewicz. R/C Vote: all in favor.