

**THE WOODVILLE TOWNSHIP TRUSTEE'S PUBLIC HEARING for the PROPOSED CHANGES AND ADDITIONS TO THE TOWNSHIP ZONING RESOLUTION
December 6, 2017**

This public hearing of the Woodville Township Trustees was held on December 6, 2017. Those in attendance: Trustees: Chairman Bill Hammer, Ken Green, Paul Heineman, Fiscal Officer Lori Kepus, Zoning Inspector Steve Michaelis, Road Supervisor Jim Busdiecker, and Fire Chief Bill Andrews.

Others in attendance: Firemen: Dave Miller, Joe Kopp, Matt Reardon, Mike Brzeczek, EMS Paramedics Tim Toflinski and Jeff Herman, Township Zoning Commission member Bob Schroeder, and newly elected Township Trustee Paul Runion.

The hearing was advertised according to the Ohio Revised Code in the Suburban Press in the November 20, 2017 edition.

Trustee Hammer called the public hearing to order at 7 p.m. and led the audience in the Pledge of Allegiance.

Zoning Inspector Steve Michaelis presented a letter dated September 11, 2017 from the Sandusky County Regional Planning Commission stating that the commission has reviewed all of the proposed additions and changes and voted to recommend approval of the Zoning Commission's proposed changes and additions but did offer a few recommendations.

The Zoning Commission held a public hearing on November 8, 2017. All Zoning Commission members (Brad Rife, Tom Roth, Bill Rowles, Bob Schroeder, and Scott Lucas) were in attendance as well as Trustee Green, Trustee Hammer, and newly elected Trustee Paul Runion along with the Director of Regional Planning John Willey.

Zoning Inspector Michaelis then gave an overview of the Township Zoning Commission's proposed changes and additions to the township's zoning resolution. The Zoning Commission has discussed implementing changes to the Township Zoning Resolution including adding zoning requirements for the creation of flag lots, an addition to allow "light commercial use" for businesses that do not meet the criteria of a home-based business to operate in an agricultural district, and other minor wording clarifications to several sections of the resolution, but these minor changes would not change the substance of the resolution.

- 1) Section 2 – Add Section 2.11: "A permit will not be issued until a sewage system is approved by the county health department, or a letter of approval from the Sandusky County Health Department is provided."
- 2) Section 2 – Add Section 2-12: "Any building proposed in or near a flood plain must have a letter of approval from the County Regional Planning Commission before a zoning permit will be issued by the township."
- 3) Section 7 – Supplemental Regulations – Add "FLAG LOTS." The development of flag lots will be allowed as a conditional use provided all the following criteria are met: Flag lots will only be allowed in the Agricultural District; No flag lot frontage will be allowed within 1000' feet of another flag lot frontage on the same side of the road; No flag lot will be adjacent to another flag lot; For purposes of the determination of the lot area and setbacks, the flag pole will not be considered; The front line will be established where the lot width increases to the minimum required by the zoning resolution for that use in the district; The lot will comply with the standard width, depth, yard, and setback requirements at the front, rear, and side lines of the building; The flag pole will be no narrower than 50' feet at any point; It is recommended that driveways be built and maintained in a manner sufficient for safe access by a public safety vehicle; and Flag lots may not be used to circumvent the Sandusky County Subdivision Regulations or any similar regulations.
- 4) Section 7 – Supplemental Regulations – Add Section 7.9: "The growing, cultivation, processing, selling, or any other activity with marijuana is not permitted in any district in Woodville Township. Transportation through the township on public roads will be permitted as allowed by the Ohio Revised Code or other State of Ohio laws."
- 5) Section 9 – Add Section 9.1-9: "In the event that a non-conforming use of any building, structure, or land is voluntarily discontinued for a period of two (2) years, the use of the same shall thereafter conform to the regular uses permitted in the district in which it is located."
- 6) Add Section 12B – Light Commercial Use. Purpose - The purpose of this section is to permit some commercial uses that exceed the home based business parameters in residential or agricultural zoned areas provided that the uses are compatible with the character of the neighborhood.

Mr. Michaelis noted that the Zoning Commission feels that this additional language for light commercial use would be for businesses that do not meet the criteria of a home-based business, but feel that there is no reason to not allow this use in an agricultural district, and it doesn't make sense to turn the resident away, or have them obtain a zoning variance to become a commercial district to operate.

There were no further comments from the audience. The Board of Trustees had been in attendance at the majority of the Zoning Commission's meetings regarding these changes and additions and were fully aware of the contents proposed.

Trustee Heineman made a motion to accept the changes and additions as presented and to have the fiscal officer draft a resolution to be voted on at the next trustee's meeting. Trustee Green seconded. All answered yes to roll call. Motion passed.

At 7:10 p.m., with no further business, Trustee Heineman moved to close the public hearing. Trustee Green seconded. This meeting was held in accordance with the Ohio Revised Code's Sunshine Law.