

Hartford Township

Meeting: **Public Hearing**
Date: Wednesday June 27, 2018
Time: 7:00 P.M.
Location: Township Building

ROLL CALL: Rebecca Whitman: Chairman - Present
Mike Bridge: Vice Chairman - Present
Phil Wilhelm: Trustee - Present
Kristine Wilson: Fiscal Officer - Present

Kristine Wilson read the legal notice that was placed in the Tribune Chronicle.

The Trustees reviewed the transcript of the zoning hearing and letter from the Planning Commission. The Chairman asked to entertain motions to either accept or deny the recommended changes of the text to the zoning resolution and edited herein as follows:

MOTION 84-18: **RESOLVED, TO DENY CHANGE #1 FOR SECTION 14 ADDING TEXT #8:** *“When closing an above ground swimming pool, the area where the pool was located must be restored to prior use.”*

Motion by Mr. Bridge

Second by Mr. Wilhelm

Roll Call: Wilhelm Yes
Whitman Yes
Bridge Yes

Motion Carried

MOTION 85-18: **RESOLVED, TO APPROVE AS EDITED CHANGE #2 FOR SECTION #26, PAGE 48, ADD:** *“All games of chance must have adequate parking and not interrupt the flow of normal traffic.”*

Motion by Mr. Bridge

Second by Mr. Wilhelm

Roll Call: Wilhelm Yes
Whitman Yes
Bridge Yes

Motion Carried

MOTION 86-18: **RESOLVED, TO APPROVE AS EDITED CHANGE #3 FOR SECTION #5, PAGE 16:** *“Before locating, constructing, erecting, reconstructing, enlarging, altering any buildings including accessory buildings, or changing the use of premises, a written application shall first be made by the owner of property to the Hartford Township Zoning Inspector in the manner set forth in this resolution for a zoning certificate. No action shall be taken by the owner with respect to the matters set forth in the application without first receiving such a zoning certificate. The application shall indicate the exact location of the proposed construction, alteration or change of use and shall include a lot plan, plans and specifications showing proposed locations and dimensions of the buildings and the proposed use, all of which shall be included in the permanent record of application. Within 10 days after receipt of application, the Zoning Inspector shall issue a zoning permit if the proposed construction, alteration or change of use by the*

application complies with the requirements of this resolution and the application is accompanied by the proper fee, or the Zoning Inspector shall refuse the same, if it does not comply.”

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 87-18: **RESOLVED, TO APPROVE AS EDITED CHANGE #4 FOR SECTION #29, PAGE 56, #1 SHALL READ AS FOLLOWS:** *“Any use permitted in an “R” District shall be permitted in a “B” District. In zones R and C no building shall be over 32’ in height unless it is an agriculture building.”*

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 88-18: **RESOLVED, TO APPROVE AS EDITED CHANGE #5 FOR SECTION #29, PAGE 56, #3 SHALL READ AS FOLLOWS:** *“Retail store or shop, automobile and recreational vehicle repair shop, beauty parlor, funeral home, mercantile establishment, office, or office building, studio”*

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 89-18: **RESOLVED, TO APPROVE AS EDITED CHANGE #6 FOR SECTION #29, PAGE 57, ADD ITEM #4 UNDER “I” DISTRICT:** *“Retail and wholesale lumber and building supply companies”*

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 90-18: **RESOLVED, TO APPROVE AS EDITED CHANGE #7 FOR SECTION #29, PAGE 56, DELETE ITEM F:** *“Milk stands are not affected by the above regulations.”*

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 91-18: RESOLVED, TO APPROVE AS EDITED CHANGE #8 FOR SECTION #28, PAGE 49, ITEM #3, DELETE "Brewery" AND ADD "Medical Marijuana Dispensary"

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 92-18: RESOLVED, TO APPROVE AS EDITED CHANGE #9 FOR SECTION #29 UNDER "R" DISTRICT #3 – Move the portion that reads "medical or professional buildings for physicians, dentists, optometrists or allied professions" to Business Page 53, #11.

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 93-18: RESOLVED, TO APPROVE AS EDITED CHANGE #10 FOR SECTION #11, PAGE 26, ADDITION OF PARCEL NUMBERS.

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 94-18: RESOLVED, TO APPROVE AS EDITED CHANGE #11 TO ADD NEW SECTION #37, PAGE 70:

Removal of a Structure

1. *A zoning permit is required to remove a structure. If the demolition of the structure is in preparation for a second structure to be built on the site, a permit for the demolition must be obtained, and a new construction permit must be obtained before construction starts. All demolitions are to be done in accordance with all Federal, State and Local regulations and rules. The contractor or property owner is required to call the Ohio Utilities Protection Service at 811 to have all the lines located and marked before demolition.*
2. *Two inspections are required by the zoning inspector for a structure demolition. The inspections should be scheduled by making an appointment with the Hartford Township Zoning Inspector. The first inspection should be when the basement floor (or if a swimming pool, the in ground pool floor) has been broken completely apart and utilities removed. The final inspection occurs after all work is completed and the area is restored to its original state.*

3. *All gas, water, sewer, telephone, and electric lines must be removed back to the pole or the street shut off. All hazardous materials such as, but not limited to, asbestos, fuel oil, propane tanks and lines must be removed and properly disposed of before demolition begins. If the site is to be built upon with a new structure within six (6) months, the lines can remain.*
4. *The Structure to be demolished may be used by the fire department for practice as part of the demolition. If the structure is torn down, water must be used to keep dust down to a minimum. Either way, the structure's remains must be cleaned up and sent to a demolition debris landfill.*
5. *If the structure has a basement or a crawl space, the concrete floor must be completely broken apart, but can be left in place as fill. The walls must be knocked down and crushed when put into the hole. No wood, metal, glass or trash may be put into the hole. Clean fill dirt or gravel may be used in the hole with a clean dirt cover of twelve inches (12") of clean fill dirt.*
6. *If the structure has a slab foundation, the slab must be removed along with all associated piping under the slab and the site restored to its original state. The slab can be broken apart and used as fill in the septic hole, otherwise the slab and the piping must be sent to the proper landfill. If used for agriculture use, Slab does not need to be removed.*
7. *The septic liquids and solids must be drained and transported by a Trumbull County Health Department approved company to a wastewater treatment facility. The septic tank walls must be crushed including the bottom, and can be used to fill in the tank hole and buried under clean fill. The leach field switch boxes must be removed. They must be crushed and put into the tank hole before covering with a minimum of twelve (12") of clean fill dirt.*
8. *Water well—If a site is to be rebuilt upon, it is permissible to leave the well if it does not violate Trumbull County Health Department regulation. If the site will not be built, then the well casing must be removed along with the pipe, pump and electrical lines. If used for agriculture use, the well does not need to be removed.*
9. *If the structure is a fence, the posts must be removed if not cemented into place, and the holes filled, graded, and restored to its original state. If they are cemented in place, the post can be cut off below ground level and concreted part left in place. The hole must be filled in with clean fill dirt and restored to its original state. All waste fencing material must be sent to the proper landfill.*
10. *If the structure is a swimming pool, all utility lines must be removed from the pool before demolition occurs. Water, gas, and electrical lines are to be dug up and removed back to their source. Water and gas lines are to be capped at their source. The electrical wiring is to be removed all the way back to the breaker box. The water in the pool must be drained before demolition starts. If the water is clean, as determined by certified testing, the water*

may be pumped out to a ditch or waterway providing no flooding of a roadway or adjoining property occurs. If the water is dirty or contaminated, then the liquid must be drained and transported by a Trumbull County Health Department approved company to a wastewater treatment facility.

- 11. If the pool is an above ground pool, the liner and all pool structures must be removed and properly disposed of in the appropriate approved waste landfill or recycling center. Any pool decking, ladders and steps must be removed. The area where the pool and the associated utilities were located must be filled with clean dirt, graded and restored to the original state.*
- 12. If the pool is an in ground type, the liner must be removed and properly disposed of in an approved landfill. If it has a fiberglass structure, the panels and all bracing structure must be removed and sent to the proper landfill. If the pool has a concrete structure, the bottom must be broken up, and then the walls can be knocked down into the hole, crushed, and used as fill. No metal, glass, wood, trash, or fiberglass is to be used as fill for the pool hole. Any concrete or brick sidewalks can be broken apart and put into the hole to be used as fill. Crushed stone or gravel may be used as backfill with a twelve inch (12") deep layer of clean fill dirt to be used as cover. The site then must be graded and restored to original state.*
- 13. If the pool has a fence, it may be left in place. If it is to be removed, a permit must be obtained from the Hartford Township Zoning Inspector before removal. See removal of a structure, section 1 and section 9 above.*
- 14. Restoration of a site to its original state. When the demolition work has been completed, and the clean fill dirt is in place, the site must be compacted and graded level with the surrounding terrain and replanted with appropriate grasses to prevent erosion. Trees may be planted on the site, or it can be left as open greenspace.*
- 15. Proper landfill. All debris from the demolition process is to be disposed of in accordance with all Trumbull County, Federal, State, and Environmental Protection Agency Regulations. See Section 3 Definitions for definitions of Solid Waste, Construction and Demolition Debris and Hazardous waste.*

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

MOTION 95-18:

RESOLVED, TO AJOURN THE MEETING.

Motion by Mr. Bridge

Second by Mr. Wilhelm

<u>Roll Call:</u>	Wilhelm	Yes
	Whitman	Yes
	Bridge	Yes

Motion Carried

Fiscal Officer

Trustees