

HARTFORD TOWNSHIP ZONING COMMISSION

April 15, 2019 Meeting

ROLL CALL:

Members Present:

Bill Burns, Chairman
Brian Veccia, Secretary
William Chachko
Wayne Rogers
Mike Wilson

Also present:

James Davies, Zoning Inspector
Becky Whitman, Trustee
Marla Lisbon

Chairman Burns called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

APPROVAL OF MINUTES

Mr. Veccia read the minutes of the regular meeting held March 18, 2019. Following review, a motion was made by William Chachko, then seconded by Wayne Rogers, and unanimously carried that the minutes be accepted and placed on file.

ZONING INSPECTOR'S REPORT

Mr. Davies distributed his March 1st thru March 31st Zoning Inspection Report and noted he collected \$1,784.00.

- Zoning Permits: He noted that five Zoning Permits were sold for structures (barn/garage) at the following locations (8047 Drake-Stateline; 5663 Everett-Hull; 2446 Custard-Orangeville; and (2) at 3408 Bushnell-Campbell.
- Violation Notice(s) Sent: *None*
- Informational Letter(s) Sent: *None*
- On-Site Inspections: He advised that eight inspections were done at the following locations (5663 Everett-Hull; 7624 Hayes-Orangeville; 2446 Custard-Orangeville; 3837 State Route 7; 8047 Drake-Stateline; 7517 Thompson-Sharpsville and (2) at 3674 State Route 7)
- Other Communications: He then reviewed inquires on the following dates:
 - 03/08/19: 6967 Hayes-Orangeville if zoning class allow sheep on property.
 - 03/11/19: 8047 Drake-Stateline requesting a permit to build a garage. Mr. Cole was reminded the property must be in his name.
 - 03/11/19: Mr. Davies contacted Mr. Geo Kusich regarding Permit 2187 issued on January 22, 2019, if deed transfer not completed soon that permit will be rescinded.
 - 03/25/19: Received Soil & Water email re: Inspection Dollar General Store

Following review, a motion was made by Brian Veccia, then seconded by William Chachko, and unanimously carried to accept the Zoning Inspector's report.

NEW BUSINESS

The members held discussion on the following topics:

- Agriculture Zoning (Horses, Sheep, Livestock): Online examples from Ohio Revised Code (ORC) on how they define was read by Mr. Wilson. During discussion, it was noted that acreage is a factor when defining. *Example wording: On a lot between 1-5 acres zoning may regulate set back lines, height and size of buildings used if 35% or more of the lot in the platted subdivision are developed.* Mr. Burn commented ORC zoning requirements and examples from surrounding areas will be reviewed at the next meeting.
- Solar Panels: Mr. Burns distributed several Solar Energy regulation examples from surrounding areas for review. He noted most reflected Ohio Revised Code (ORC) wording regarding guidelines on panel size, location and installation (ground/mounted).
- Commercial Property (Landscaping): Mr. Burns reminded the members that at the last meeting they reviewed Cortland and Howland's zoning requirements for Commercial Landscaping. The members felt Hartford is growing and should add landscaping requirements in the near future. During discussion it was addressed that the old Gas Station (Corner of St Rt 7 & Five Points-Hartford Rd) roof structure is unsound. It was suggested that the Brookfield Fire Inspection be notified. Ms. Whitman agreed to review this matter with the Board.
- Corn Maze: Mr. Burns commented the possibility of a new attraction at the old Hartford Apple Orchard. Discussion was held on Commercial vs. Agri-Tourism zoning requirements.

NEXT MEETING:

The next meeting is scheduled for Monday, May 20, 2019 at 7:00 p.m.

There being no further business, a motion to adjourn was made by Mike Wilson and seconded by William Chachko.

Meeting adjourned at 8:28 p.m.

Respectfully Submitted
Marla Lisbon