

Chairman Paul Wilkerson convened the Zoning Commission meeting at 6:07 p.m. Present were Ernest Stein, Patrick Craig, Jane Scott, Mark Wasick, Colleen Ahern and Paul Wilkerson. Bill Frye was absent. Sue Schultz, Assistant Zoning Inspector was present. Wilkerson acknowledged and welcomed Kim Ferencz as the newly appointed Zoning Inspector.

Wilkerson asked Ferencz about her background regarding Zoning. Ferencz stated that she has been involved in township government for 12 years. Ferencz stated that she previously worked as zoning secretary for the townships of Litchfield, Montville, Medina, Brunswick and Granger. Ferencz stated that she was very interested in zoning and land use planning.

Zoning Commission members gave their background information.

The minutes of January 4th were approved as amended.

Oil and Gas Wells: Ferencz stated that the Zoning Commission should consider repealing all text regarding oil and gas wells. The Township no longer has any authority over oil and gas wells. The Zoning Department will also ask for a legal opinion from township legal counsel. The Zoning Department will have an application prepared for next month's meeting.

Telecommunication Towers: The Zoning Department will also submit an application for a text amendment regarding telecommunication towers. The Township has some jurisdiction (buffers and heights) over a telecommunication towers in residential districts. The applicant has to prove why it needs to go in that specific area.

Detached Garages: The Zoning Commission discussed detached garages. The Board of Zoning Appeals has used a guide in approving the size of detached garages by adding the size of an accessory building to the size of the lot. The Board of Zoning Appeals felt that the size of detached garages should be increased. The Board of Zoning Appeals uses a graduated scale depending on lot size. The Zoning Commission commented that there has to be a way to accommodate the landowner that has acreage. Schultz stated that she disagreed with changing the size of detached garages. If changed, it is across the board for all landowners. Schultz stated that this was why we have variance applications. Every application is based on its own merits. The Zoning Resolution already allows a 900 square foot attached garage; a 900 square foot detached garage and a 450 square foot accessory building which totals 2,250 square feet. To change this is leaving it wide open for all landowners. Schultz stated that she would only be in favor of a larger detached garage on land that was five acres or greater. The

Zoning Commission would like a text amendment done on this issue.

Taxis: Schultz stated that someone contacted the Zoning Department about allowing taxi service in Copley Township. The Zoning Resolution currently does not have anything in the Code for this service. The Zoning Commission will not pursue this issue and if this was something that someone wanted, they should apply for a text amendment.

The Zoning Commission stated that they would like to have a joint meeting with the Board of Trustees and the Board of Zoning Appeals.

With no further business to come before the Board, the meeting was adjourned at 7:10 p.m.

Paul Wilkerson, Chairman
Sue Schultz, Secretary