

FLORENCE TOWNSHIP ZONING COMMISSION MINUTES
February 8, 2017

Meeting was called to order by Chairman Jolynne Marsh at 7:30 p.m. The purpose of the meeting was a work session. Members present: Jolynne Marsh, Dan Sayler, Jeff Blodgett, Milt Sayler and alternate Tammy McLoda. Absent: Richard Woodin. Also present Tim King from Erie Regional Planning Commission.

Dan Sayler made the motion, seconded by Milt Sayler to approve the minutes from the Zoning Commission organizational meeting and work session on January 11, 2017. Roll Call: Ms. Marsh, yes; D. Sayler, yes; Mr. Blodgett, yes; M. Sayler, yes, Ms. McLoda, yes. Motion passed.

Ms. Marsh stated that the commission needed to discuss C-1 uses to be allowed in the C-2 district. The Secretary stated that the commission was given copies of C-2 uses to review from Vermilion, Perkins, and Berlin townships. Ms. Marsh stated in Vermilion, all principal uses permitted in the C-1 district are also permitted in the C-2 (except shopping centers). Mr. King explained that C-1 uses are lighter and less intense and C-2 uses are more towards industrial. He stated that ideally, C-2 would be the core downtown and C-1 would be closer to residential and agricultural. Ms. Marsh stated that we did not want C-2 on the corner of Rt. 113 and Rt. 60.

Mr. King explained that the way Florence has the C-1 and C-2 set up now is good. Other townships across the county do combine them, but ideally it is better to keep them separate. Ms. Marsh asked about a general business district. Milt Sayler stated that Henrietta Township has general business with no C-1 or C-2. Mr. King explained that Florence has PUD (Article 20 p. 108, Resolution 13-2015) regulations in our book if we wanted to do a "mixed use" with residential, commercial and industrial; it gives the township more flexibility and negotiation ability. With the PUD application, the developer gives the township a plan in advance and he is more locked in as to what he can do. Dan Sayler asked if a person in Industrial could build another house on their lot. Mr. King stated if they got the lot split and rezoned and approved, it can be done.

After much discussion, Dan Sayler made the motion, seconded by Mr. Blodgett to leave the C-1 and C-2 districts as they are in the zoning resolution book. Roll Call: Ms. Marsh, yes; D. Sayler, yes; Mr. Blodgett, yes; M. Sayler, yes, Ms. McLoda, yes. Motion passed.

The Zoning Commission discussed updating the township map with the rezoning changes that were made last year and also to add PUD to the map's key. Mr. King stated that it is an administrative change and that we need the Trustee's minutes where the changes were made, then the Trustees sign the updated map.

Ms. Marsh opened the discussion on agritourism: an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity. Mr. King clarified that our attorney stated that parking is one of the few things the township can control. The township also has a little control over the ingress and egress of traffic and can require a driveway permit. Burnham's was an example of agritourism in the township. Mr. King stated that other townships do not have language on the parking regulations for agritourism yet and will keep us informed.

The next issue was the cultivating, processing and dispensing of medical marijuana. Mr. King stated that many townships are already taking action to exclude the growing of marijuana. He stated the township can have the Trustees pass a resolution on prohibiting marijuana, but they can rescind it at anytime, and nothing has to be added to the zoning resolution book. The regulations will not be in place at the state level until August, 2018; nobody can grow, smoke or dispense it at this time. Mr. King will email webinar information on marijuana for the boards and trustees to read over.

Milt Sayler made the motion, seconded by Ms. McLoda to adjourn the meeting. Roll Call: Ms. Marsh, yes; D. Sayler, yes; Mr. Blodgett, yes; M. Sayler, yes, Ms. McLoda, yes. Motion passed.

The next Zoning Commission Meeting will be on March 8, 2017 at 7:30 p.m.

Mary E. Morog, Secretary