

UNAPPROVED MINUTES

FLORENCE TOWNSHIP ZONING COMMISSION **Work Session Minutes** **February 14, 2018**

Meeting was called to order by Chairman Jolynne Marsh at 7:00 p.m. The purpose of the meeting was a work session. Members present: Jolynne Marsh, Dan Sayler, Jeff Blodgett, Milt Sayler. Absent: Richard Woodin and alternate Tammy McLoda. Also present: Tim King from Erie Regional Planning Commission.

The board discovered two minor errors in the January 10, 2018 minutes. The secretary agreed to make the corrections and file the revised version. Milt Sayler made the motion, seconded by Dan Sayler to approve the revised minutes from the Zoning Commission organizational and work session meeting on January 10, 2018. Roll Call: Ms. Marsh, yes; D. Sayler, yes; Mr. Blodgett, yes; M. Sayler, yes. Motion passed.

Ms. Marsh started the discussion on the handout with agritourism language and regulations compiled by Mr. Tim King of ERPC. He stated that this language is his recommendation and the board can change whatever they want. Mr. King explained that the definitions Agriculture, Agritourism provider and Agricultural production are all taken from State Statute; Agritourism is specific language taken from Richland County and another township. These definitions are preventative to give guidance.

Dan Sayler asked how this would affect existing farm markets. Mr. King stated that they are considered legal and can continue to operate. Mr. Blodgett asked about a blue grass concert. Mr. King stated if it was a winery and they had a band, the band is secondary to the agricultural winery and would be exempt.

Mr. King then read the liability sign requirements, on-street parking prohibited, and off-street parking. He stated that as a guide, it is reasonable to suggest one acre per 80-100 cars. The township cannot require that the parking be lined, paved or drained.

Mr. King read ingress/egress language. Milt Sayler asked to add maple syrup production to the agritourism definition. He also asked about shooting sports—Mr. King stated that shooting is regulated by ODNR. The board discussed the distance for entrances from a street intersection. Mr. King stated that if it was over an acre, they would have to get a variance. He will look into adding:

- 1) the health, safety and welfare of the public
- 2) intersection spacing with a reference to our current code
- 3) definition of on-street parking
- 4) placement in the book for the language and definitions

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

The next Zoning Commission Meeting will be on March 14, 2018 at **7:00 p.m.**

Mary E. Morog, Secretary