

FLORENCE TOWNSHIP ZONING COMMISSION MINUTES
Public Hearing for Agritourism Amendments
April 11, 2018

Meeting was called to order by Chairman Jolynne Marsh at 7:00 p.m. The purpose was a public hearing for the proposed amendments for agritourism. Members present: Jolynne Marsh, Dan Sayler, Jeff Blodgett, Richard Woodin, and Milt Sayler. Also present: Trustee John Krumwiede and several residents.

Mr. Blodgett made the motion, seconded by Milt Sayler to approve the minutes from the Zoning Commission meeting on March 14, 2018. Roll Call: Ms. Marsh, yes; D. Sayler, yes; Mr. Blodgett, yes; Mr. Woodin, yes; M. Sayler, yes. Motion passed.

The Secretary read the proposed definitions and “Appendix A” to be added to the zoning resolution (See Draft #3 from Tim King at Erie Regional Planning Commission):

Add to Article 3.1, Definitions:

- 1) Agritourism
- 2) Agritourism provider
- 3) Agricultural production
- 4) On-street parking definition

Create New “Appendix A—Agritourism”

- 1) Liability sign requirements
- 2) On-street Parking Prohibited
- 3) Off-street parking, including example diagram of 89 parking spaces per acre
- 4) Ingress/Egress--one hundred (100) feet from right-of-way of the intersection of any two (2) streets

The Secretary then read the recommendation from Mr. Tim King at Erie Regional Planning Commission. He recommended that the proposed Draft #3 be added to the Florence Township zoning resolution stating that “these additions are the only regulations that can be adopted for the agritourism industry as limited by state statute.” Mr. King stated that “by adopting these regulations, the additions will establish a minimum standard for any agritourism provider to follow.”

Ms. Marsh explained that the township can only regulate four (4) items listed above for agritourism businesses. Questions were then opened up to the audience.

Mike Summers, 12709 SR 113, Wakeman, OH was sworn in. He asked if there were any agritourism related businesses right now in Florence Township. Ms. Marsh stated there were not and this was more of a proactive measure the zoning commission is taking.

Paul Hale, 5411 SR 60, Birmingham, OH was sworn in. Mr. Hale asked if any townships around us have agritourism regulations in their zoning book. Ms. Marsh stated that the board discussed Burnham’s in Berlin Township with the safety concern of people crossing the street to get to the business. Mr. Blodgett stated that we are trying to regulate on-street parking and to make sure they have a set parking place for their agritourism business.

Trustee John Krumwiede, 12603 West Rd., Wakeman was sworn in. He stated that these are relatively new regulations which came down from the state that we could put this in the zoning. We want to make sure that if anyone should set up a market in the township that we can prohibit parking in the street and have a safe ingress and egress.

Estelle Truscott, 15201 SR 113 Birmingham, OH was sworn in. Her objection was that the people do not know when the Zoning Commission's meetings are and what they are doing. Ms. Marsh explained that we have meeting times posted on the township's outside bulletin board and on the Florence Township website. When the meetings are held, they are always on the second Wednesday of the month.

Sam Coe, 6819 SR 60, Wakeman was sworn in. He asked if the zoning commission had researched if other townships had agritourism in their zoning books. Mr. Coe asked how the parking for the craft and antiques festival is handled in the township. He was concerned about the long term effect on agritourism on the township.

Ms. Marsh stated that the language for agritourism came from Washington Township (Richland County, OH), example for parking spaces per acre came from the UT Extension (University of Tennessee, Institute of Agriculture), and the definition of agritourism came from Ohio Revised Code 901.80.

Mr. Blodgett stated that as far as agritourism, we can only control parking. Mr. Woodin stated that if more people would come to more of the Trustee's meetings, they would know if there was a Zoning Commission meeting and what was going to be discussed.

Mr. Coe stated it is about parking for agritourism. He wanted to see parking regulations for auctions, antique/craft show—to cover everything in the township. Ms. Marsh stated that this was parking for agritourism. Milt Saylor stated we would have check to see if we can even regulate auction parking. Dan Saylor stated he thinks that the auctioneers contact the sheriff to control the traffic.

Milt Saylor made the motion, seconded by Jeff Blodgett to send the proposed amendments, as well as the Erie Regional Planning Commission's recommendation to the Township Trustees for their public hearing. Roll Call: Ms. Marsh, yes; D. Saylor, yes; Mr. Blodgett, yes; Mr. Woodin, yes; M. Saylor, yes. Motion passed.

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

The next Zoning Commission meeting will be on May 9, 2018 at 7:00 p.m.

Mary E. Morog, Secretary