

Florence Township Trustees
11011 Chapel St., Wakeman, OH 44889
Special Zoning Meeting
8-6-2018 8pm

RECORD OF PROCEEDINGS

TRUSTEE ROLL CALL

John Krumwiede	Present
Orville Saylor	Present
Bill Turnbull	Present

APPROVAL OF PREVIOUS MINUTES 8/1/2018

MOTION TO APPROVE MINUTES	
MOTION TO APPROVE SECONDED BY	
VOTING RESULTS	YES: 3 NO:

Purpose of Special Meeting:

Mr. Paul Hale Et. al. filed an application to amend the present Florence Township Zoning Resolution 13-2015 (that was passed and became effective on July 31st, 2015). They are requesting to rescind Resolution 13-2015 and reinstate multi-use zoning that was adopted in 1957.

The Florence Township Zoning Commission held their public hearing June 13, 2018. After review of the information, the Florence Township Zoning Commission Board voted to deny the proposed rescind of Res. 13-2015 at that meeting.

Tim King, Erie Regional Planning recommend denying the application. Fiscal Officer read a statement from him. *“At the June 13, 2018 meeting of the Florence Township Zoning Commission it was my recommendation that Mr. Hale’s application to rescind the current Florence Township Zoning Resolution and reinstate the 1957 Florence Township Zoning Resolution be denied. Considerable changes have occurred during that time frame with regard to how zoning codes are configured. The changes made during the recent update simply bring the Florence Township Zoning Resolution closer to state and local models.”*

Several property owners were present in support of rescinding Res. 13-2015 - Paul & Faye Hale, Mary Jo Harris, Mrs. Estelle Truscott, Gayle Truscott, and Sam Coe.

Some of their concerns

- They were upset notices were not mailed. The notification was placed in the Moring Journal and posted on the bulletin board located outside of the town hall. They claim while it met the legal requirements, it was insufficient.
- The new zoning designation changed how they originally purchased the property which resulted in limiting it’s use therefore decreasing it’s value. While the property owner can apply to rezone a parcel, there is no guarantee it will be granted.
- Erie Regional Planning doesn’t represent a small township’s interests.

John stated there was no intention of cheating property owners. The Zoning Board is appointed to act in the best interests of the township as a whole and wanted to protect the remaining industrial ground from houses. John stated it is not perfect and needs work and he understands some of the concerns raised. He would be in favor of sending the issues back to the Zoning Commission to address some of the concerns but he would like to work within the current zoning designations already implemented and not start over at 1957.

Mr. Hale stated if the trustees deny the application he will make an effort to collect signatures and put a referendum on the ballot to reinstate multi use zoning from 1957.

RESOLUTION 22-2018

Proposed Rescind of Resolution 13-2015 and reinstate multiuse zoning from 1957.

MOTION	Deny proposed Rescind of Res. 13-2018
MOTION made by	John Krumwiede
MOTION seconded by	Bill Turnbull
VOTING RESULTS	YES: 3 NO:

ADJORNMENT

MOTION TO ADJOURN	John Krumwiede
MOTION SECONDED BY	Bill Turnbull
VOTING RESULTS	YES: 3 NO:

