

## ***FLORENCE TOWNSHIP ZONING COMMISSION***

### **Meeting Minutes**

**February 9, 2022**

Chairman Jolynne Marsh called the meeting to order at 7:00 p.m. Members present: Ms. Marsh, Dan Sayler, Milt Sayler, Jeff Blodgett, and Richard Woodin. Absent: Alt. Tammy McLoda. Also present Tim King from ERPC.

Mr. Blodgett made the motion, seconded by Milt Sayler to approve the minutes from the Zoning Commission meeting on January 13, 2022. Roll Call: Ms. Marsh, yes; Dan Sayler, yes; Milt Sayler, yes, Mr. Blodgett, yes; Mr. Woodin, yes. Motion passed.

### **Old Business – Long Range Land Use Map**

Mr. King asked Atty. Jon Burton if a township can adopt a long-range land use map separate from the County/Regional Planning Commission Comprehensive Plan as a free-standing document. Mr. King stated that he got a legal opinion from Attorney Burton (dated Feb. 7, 2022) that states “Unless and until the Ohio General Assembly clarifies this question, a township Zoning Commission should limit the preparation and use of such plan for its discussion and unofficial use.” Mr. King explained that what our board has done so far by putting the map together and adopted it by motion is fine--it does not need the Trustees’ approval.

Mr. King explained that the Florence Township LRLU map is a guide/reference, and the Zoning Commission can use the map as a guide to make its land use decisions into the future. Mr. King stated that he will look at the Erie County Comprehensive Plan and LRLU map for his opinion. Our LRLU map is not set in stone and may change may time. The township keeps a copy here and Erie Regional Planning Commission gets a file copy.

### **New Business – Portable Storage Containers**

This information is an issue the Zoning Commission may want to review. Mr. King stated that the Zoning Commission can ignore, adopt, or rewrite this language.

Mr. King stated that in the past, portable storage containers popped up in some rural areas; however, today he does not anticipate a problem with all the shipping issues happening. He presented two options of existing language from other political jurisdictions.

### **Portable Storage Containers Language**

#1 Properties used for residential or commercial use are permitted one (1) portable storage container for fourteen (14) consecutive days per year. The container must be situated on a paved surface and be set back a minimum of twenty-five (25) feet from all property lines. A portable storage container is intended to provide “temporary” storage for moving and similar short-term purposes. These units are not permitted as a permanent accessory storage structure, regardless of the proposed location of the unit. A temporary/accessory residential use zoning permit is required before the container is placed on-site.

#2 The placement and use of any shipping container is prohibited as an accessory building, storage building, or living unit on residentially zoned and other zoned land where residential uses are established. This limitation is to protect the public health and safety and the aesthetic quality.

No person shall place or cause to be placed or use or permit the use of any shipping container as an accessory building, storage building, or living unit on residentially zoned land and/or land used for residential purposes.

Contractors may use shipping containers for temporary housing of equipment and materials during construction as authorized. Shipping containers are permitted in the agricultural district, provided the container is utilized in connection with agriculture. Shipping containers are also permitted within any industrial district.

After much discussion, the Zoning Commission wanted to confirm with the Zoning Inspector to see if he was comfortable with this proposed language or not.

Ms. Marsh made the motion, seconded by Dan Sayler. Roll Call: Ms. Marsh, yes; Dan Sayler, yes; Milt Sayler, yes, Mr. Blodgett, yes; Mr. Woodin, yes. Motion passed.

The next Zoning Commission meeting will be announced.

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Mary E. Morog, Secretary  
Florence Township Zoning Commission