

FLORENCE TOWNSHIP ZONING COMMISSION
Meeting Minutes April 13, 2022

Vice Chairman Dan Sayler called the meeting to order at 7:00 p.m. Members present: Dan Sayler, Milt Sayler, Ms. McLoda and Mr. Woodin. Absent: Ms. March and Mr. Blodgett. Also present Tim King from ERPC.

Milt Sayler made the motion, seconded by Ms. McLoda to approve the minutes from the Zoning Commission meeting on February 9, 2022. Roll Call: Dan Sayler, yes; Milt Sayler, yes, Mr. Woodin, yes, Ms. McLoda, yes. Motion passed.

Work Session

The purpose of this work session is to review proposed language for “*portable storage containers*” to amend our Zoning Resolution. Mr. King stated that the price of portable storage containers (PSC) has gone from \$1,300 to \$5,000 plus. He met with Oxford and Groton townships, and this is an issue that needs to be addressed.

Mr. King handed out more proposed language to consider on portable storage containers:

Portable Storage Containers

Requirements: Portable Storage Containers shall meet the following requirements:

1. One portable storage container shall be permitted on a lot.
2. The portable storage container shall be located in the side or rear yard or located on a driveway or other hard surface.
3. Storage of hazardous materials is prohibited.
4. No part or former part of a semi-trailer, mobile home unit, or trailer unit similar to, or recreational vehicle shall be utilized as a portable storage unit.
5. A portable storage unit situated on a lot shall not exceed thirty (30) consecutive days.
6. A portable storage unit situated on a non-residential shall not exceed thirty (30) consecutive days, up to two (2) times per calendar year.
7. A portable storage unit necessary to facilitate clean up and/or restoration activities from a natural disaster shall be situated on a lot not to exceed six (6) months.

Mr. King explained that a simple solution is to regulate them to be temporary--14 days. Dan Sayler asked how we can regulate them. Mr. King stated the Zoning Inspector would have to be aggressive and determine when the PSC got there and when it leaves, and limit time for contractors for 30-45 days. Mr. Sayler asked if a PSC can be moved? Mr. King stated if it is not movable, it becomes an accessory structure.

Mr. King found Ohio language that lists the PSC like an accessory structure and to treat it as such, which is a simple solution. In the definition of Accessory building or structure it states: “ *Cargo/shipping containers are included in this definition.* ” It is so simple it is brilliant. Ms. McLoda asked if there was a size limit. Milt Sayler Article 11.1, Section 7 states, “shall not occupy more than 5 percent of the total area.” Mr. King stated that Oxford and Groton residents are asking for larger accessory structures. He suggested a sliding scale so the larger the lot, the larger accessory structure can be used, however, there is no language on a sliding scale.

Mr. King stated that if we set 6 months' time limit for a PSC and they need longer, the Zoning Inspector can always give them a variance application for the BZA. Milt Saylor referred to our definition for Accessory Structure Article 3.1.1.

After much discussion, the Zoning Commission would like to invite one Trustee and the Zoning Inspector to our next meeting to get their input. They would proceed further with the issue of portable storage containers but are not sure if they are wasting their time.

Future Issue to Discuss

Mr. King stated that Oxford, Groton and Huron townships are getting questions on the issue short term rentals such as Air B & B, VRBOs, etc. State and local levels are working on language for a registration process. Big investors are buying up these properties. Mr. King passed out Article 6 from Summit County with **site plan** language (page 107), for short term rentals. The Zoning Commission will continue this discussion after they are done with the portable storage containers.

Milt Saylor made the motion, seconded by Ms. McLoda. Roll Call: Dan Saylor, yes; Milt Saylor, yes, Mr. Woodin, yes, Ms. McLoda, yes. Motion passed.

The next Zoning Commission meeting will be as Special Meeting work session on Tuesday, May 17, 2022, at 7:00 p.m.

Mary E. Morog, Secretary
Florence Township Zoning Commission