

FLORENCE TOWNSHIP ZONING COMMISSION MINUTES
Public Hearing on October 12, 2022

Meeting was called to order by Chairman Jolynne Marsh at 7:00 p.m. The purpose of the meeting was a public hearing to amend the Florence Township Zoning Resolution by adding proposed language for “temporary storage containers” as an appendix. . Members present: Ms. Marsh, Dan Sayler, Milt Sayler, Mr. Woodin and Ms. McLoda. Absent: Mr. Blodgett. Also present: Jeff Fantozzi, Zoning Inspector.

Milt Sayler made the motion, seconded by Dan Sayler to approve the minutes from September 14, 2022. Roll Call: Ms. Marsh, yes; Dan Sayler, yes; Milt Sayler, yes; Mr. Woodin, yes; Ms. McLoda, yes. Motion passed.

The secretary read the proposed text amendment to be added as an appendix as page 139 and 140 of our Zoning Resolution:

TEMPORARY SHIPPING CONTAINER OR TEMPORARY CONSTRUCTION STORAGE CONTAINERS

The use of a temporary shipping container or temporary construction storage container as a temporary Accessory Use except as defined below is prohibited.

These structures are subject to the following Florence Township Zoning Regulations conditions and to the general standards applicable to all accessory use structures as set out in this Section:

A. Shipping containers and/or Temporary Construction Storage Containers may be used for temporary storage of equipment and materials during construction of a new residential house only as authorized by a one-year permit.

B. Shipping containers and/or Temporary Construction Storage Containers may be used for temporary storage of equipment and materials during construction of projects other than a new residential house or for relocation purposes as authorized by a permit. One 6-month permit may be issued for the temporary use of a shipping container and/or Temporary Construction.

Containers for storage as noted in this section in a 1-year span, with extensions issued at the discretion of the zoning inspector.

A permit fee needs to be established which I will work on along with those grandfathered in if applicable.

TEMPORARY STORAGE CONTAINERS

(A) Definitions. Temporary Storage Containers means any container, enclosure, structure, portable on-demand storage device (POD), metal shipping container, mobile storage unit, and any other device which is designed to be portable and transportable, commonly used to store home furnishings and other personal items on a temporary basis during a time of home repair, construction, renovation, or relocation. Temporary storage containers do not include self-propelled motor vehicles or moving vans.

(B) Permit Required. No temporary storage container shall be placed upon any residential property without first obtaining a zoning permit from the Zoning Department.

(C) Applications for a zoning permit for a temporary storage container shall be in writing on forms provided by the Zoning Department and shall include the following:

- (a) Name and address of the property owner.
- (b) Description of the container, including size and dimensions.

- (c) A plan, drawn to scale, showing the proposed location of the container.
- (d) Intended use for temporary storage container.

(D) The fee for a zoning permit for a temporary storage container shall be established through a separate resolution.

(E) Restrictions. All temporary storage containers on residential properties shall comply with the following:

(1) Only permitted on a property containing an existing residential dwelling, or a residential dwelling under construction, renovation, or repair and where a valid zoning permit has been issued.

(2) Shall be located in the driveway, as close to the house as possible. If located for a residential construction project where a driveway is not yet installed, the container shall be located in the proposed driveway location.

(3) Shall not be located in the right-of-way or on the street.

(4) Shall not block a public sidewalk.

(5) No electric or plumbing service shall be connected to or provided in the temporary storage container.

(6) Human or animal habitation is prohibited in a temporary storage container.

(7) Only one shall be placed on a property at one time. Shall comply with the setbacks in the district (front yard, side yard and rear yard).

(8) Temporary storage containers are permitted to remain on a property for a period not to exceed 180 consecutive days. The Zoning Inspector has the authority to grant a one-time thirty (30) day extension, without additional fee, if the property owner requests the extension prior to the expiration of the original 180-day period and shows just cause for the extension.

A. Temporary storage containers placed on a property for a construction project are permitted to remain for the duration of the project, but shall be removed from the property within seven (7) days of completion of the project and issuance of a Certificate of Occupancy/Completion or upon expiration of the zoning permit.

B. Public Nuisance. No temporary storage container shall be located in such a manner on any property as to create a public nuisance such as, but not limited to, creating a motor vehicle visibility issue, or storing hazardous materials.

C. Storage Containers on Commercial/Industrial Properties. Storage containers are permitted on any commercial or industrially zoned property, with a zoning permit, for temporary or permanent on-site storage.

(1) Permanent storage containers must be screened from public view.

(2) Storage containers are not permitted to occupy required off-street parking spaces.

The secretary then read the recommendation from Tim King at Erie Regional Planning Commission. After reviewing the proposed language, Mr. King stated that he had no objections.

Ms. Marsh asked the board if anyone had any thoughts or questions on the proposed amendment or the recommendation from Erie Regional Planning Commission. There were no comments from the board.

There were no questions or concerns from the audience.

Mr. Fantozzi explained that he had contacted 4-5 townships and worked with Oxford Township regarding temporary storage containers for the fee and verbiage in the Zoning Resolution book. He confirmed that \$50.00 would be a fair fee for temporary shipping containers or temporary construction containers.

Dan Sayler made the motion, seconded by Milt Sayler to submit the proposed amendment as well as the recommendation from ERPC to the Township Trustees for their public hearing. Roll Call: Ms. Marsh, yes; Dan Sayler, yes; Milt Sayler, yes; Mr. Woodin, yes; Ms. McLoda, yes. Motion passed.

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

The next Zoning Commission meeting will be on November 9, 2022, at 7:00 p.m.

Mary E. Morog, Secretary