

**FLORENCE TOWNSHIP ZONING COMMISSION**  
**Meeting Minutes September 14, 2022**

Chairman Jolynne Marsh called the meeting to order at 7:00 p.m. Members present: Ms. Marsh, Mr. Blodgett, Milt Saylor, Mr. Woodin, and alt. Ms. McLoda. Absent: Dan Saylor. Also present: Zoning Inspector Jeff Fantozzi and Tim King from ERPC.

Milt Saylor made the motion, seconded by Ms. McLoda to approve the minutes from the Zoning Commission meeting on May 17, 2022. Roll Call: Ms. Marsh, yes; Mr. Blodgett, yes; Milt Saylor, yes, Mr. Woodin, yes, Ms. McLoda, yes. Motion passed.

The purpose of this work session is to discuss the proposed language for “*temporary shipping containers or temporary storage containers*” to amend our Zoning Resolution. Mr. King state that this language will be added to our Zoning Resolution after agritourism as an addendum. The Trustees will adopt a resolution to add a fee for a temporary shipping or temporary construction storage container. Mr. Fantozzi stated that most townships are charging a \$50.00 fee for temporary storage containers.

Tool storage containers, office trailers and semi sign containers were discussed. Mr. King stated that we could look at them as future issues. Mr. Blodgett asked about hazardous materials. Mr. Fantozzi stated that is handled by the Health Department.

Ms. Marsh asked about permanent containers. C1 on page 140 will read: “*Permanent storage containers must be screened from public view.*” Mr. King stated that existing storage containers will be grandfathered in. Mr. Blodgett discussed time frames. On page 139 B) “*with extensions issued at the discretion of the zoning inspector*” was added.

After some discussion, the board decided to make the following 3 changes and propose the following language:

- 1) Page 139, B shall read: “One 6-month permit may be issued for the temporary use of a shipping container and/or temporary construction container as noted in this section in a 1-year span, with extensions issued at the discretion of the zoning inspector.”
- 2) Page 140, C1 shall read: “Permanent storage containers must be screened from public view.”
- 3) Mr. King will adjust the numbering and lettering to fit our zoning resolution.

**TEMPORARY SHIPPING CONTAINERS 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 container 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.

Motion was made by Milt Sayler, seconded by Mr. Blodgett to transmit the proposed text amendment with the above noted changes to Erie Regional Planning Commission for their recommendation. Roll Call: Ms. Marsh, yes; Mr. Blodgett, yes; Milt Sayler, yes, Mr. Woodin, yes, Ms. McLoda, yes. Motion passed.

Motion was made by Milt Sayler, seconded by Mr. Blodgett to set the Zoning Commission public hearing for October 12 at 7:00 p.m. Roll Call: Ms. Marsh, yes; Mr. Blodgett, yes; Milt Sayler, yes, Mr. Woodin, yes, Ms. McLoda, yes. Motion passed.

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

The next Zoning Commission meeting will be a public hearing for temporary shipping container or temporary construction storage containers on October 12, 2022, at 7:00 p.m.

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Mary E. Morog, Secretary  
Florence Township Zoning Commission