

FLORENCE TOWNSHIP ZONING COMMISSION
Special Meeting Minutes
October 25, 2023

Chairman Jolynne Marsh called the meeting to order at 7:06 p.m. Members present: Ms. Marsh, Dan Sayler, Milt Sayler, Ms. McLoda, and Richard Woodin. Absent: Mr. Blodgett. Also, present Zoning Inspector Jeff Fantozzi and Tim King from ERPC.

Milt Sayler made the motion, seconded by Dan Sayler to approve the minutes from the Zoning Commission meeting on May 10, 2023. Roll Call: Ms. Marsh, yes; Dan Sayler, yes; Milt Sayler, yes; Mr. Woodin, yes; Ms. McLoda, yes. Motion passed.

The purpose of this meeting is to discuss “fence requirements”. Mr. Fantozzi stated that over the past year there have been several disputes among residents in our township on property lines and sizes of fences that have gone up. There is no verbiage in our resolution to address fence problems.

Mr. Fantozzi presented examples of fence language from Perkins Township and the City of Huron. Huron requires a site plan and a survey map or a plat. This establishes the owner of the property. When people pull up their property lines on the Erie County auditor’s website, their property line can be off up to 4 feet; it is not accurate. Huron requires that the owner also provides an application for a fence in addition to a plat or survey. Mr. Fantozzi explained that the fence front height has to be between 3-4 feet high and sides and back no higher than 6 feet. I believe if we have something in our resolution about fences, this will alleviate a lot of problems between neighbors. To keep it simple, we should stick to a survey plan and linear feet (for a fee). We will work on the front setback from the road.

Mr. King stated that both property owners must agree to the survey. The problem that is the most difficult to solve is the “property boundary dispute”. I bring up the “dead tree dispute”—one dead tree hanging over the neighbors’ property line. The township cannot solve property boundary disputes. He stated his two main concerns are: 1) cost of the survey, and 2) the boundary dispute. The board also discussed fence front height and property access. Mr. King stated we also have to look at fire gate access. He stated he will see if Margareta Township has any language for fences.

Mr. Fantozzi stated he would like to go over the fence issues for the next meeting.

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

The next Zoning Commission meeting will be on January 10, 2024, at 7:10 p.m.

Mary E. Morog, Secretary
Florence Township Zoning Commission