

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

### **Organizational Meeting Minutes**

**January 10, 2024**

#### **Organizational Meeting**

Meeting was called to order by Vice Chairman Dan Sayler at 7:10 p.m. The purpose of the meeting was an organizational meeting for 2024 and also a regular meeting. Members present: Dan Sayler, Jeff Blodgett, Milt Sayler, Richard Woodin. Absent: Jolynne Marsh and Tammy McLoda. Also present: Zoning Inspector Jeff Fantozzi and Tim King from Erie County Regional Planning.

Milt Sayler made the motion, seconded by Dan Sayler to approve the minutes from the last meeting on October 25, 2023. Roll Call: Dan Sayler, yes, Mr. Blodgett, yes; Milt Sayler, yes; Mr. Woodin, yes. Motion passed.

Dan Sayler made the motion, seconded by Mr. Blodgett to nominate Jolynne Marsh as Chairman of the Zoning Commission for 2024. Roll Call: Dan Sayler, yes, Mr. Blodgett, yes; Milt Sayler, yes; Mr. Woodin, yes. Motion passed.

Mr. Blodgett made the motion, seconded by Milt Sayler to nominate Dan Sayler as Vice Chairman of the Zoning Commission for 2024. Roll Call: Dan Sayler, yes, Mr. Blodgett, yes; Milt Sayler, yes; Mr. Woodin, yes. Motion passed.

*(The Ohio Revised Code 121.22(F) requires the Zoning Commission to make a motion for a resolution to approve a reasonable method that allows the public to determine the time, place, and purpose of our organizational, informational, and regular meetings. We must do this once a year.)*

Mr. Blodgett made the motion, seconded by Dan Sayler for a resolution for the Florence Township Zoning Commission Erie County, State of Ohio to post a notice to the public for organizational, informational and regular meetings on the Florence Township website ([www.florencetwp.com](http://www.florencetwp.com)) and also on the outside bulletin board of the Florence Township Office at 11011 Chapel Street, Wakeman, Ohio 44889.

Roll Call: Dan Sayler, yes, Mr. Blodgett, yes; Milt Sayler, yes; Mr. Woodin, yes. Motion passed.

#### **Regular Meeting**

The purpose of this regular meeting is to continue the discussion on fence regulations with Zoning Inspector Jeff Fantozzi. Also, Tim King from Regional Planning has some sample fence language from Margareta Township to review.

Mr. King brought copies of fence language from Margareta Township. He stated that this is similar across all nine townships in Erie County and is a model zoning code established by the State. Model A authorizes the Zoning Inspector to approve fences and they are following the requirements of the zoning district they are in. Letter B covers the safety of the fences, such as obstruction of view. Letter C states the material the fences are made of.

Dan Sayler asked about what happens if a property owner has a gated fence all around their property and fire truck accessibility. Mr. King stated that he has not seen any language regarding that scenario. Mr. King stated that Section 2 talked about residentially zoned areas. Section 3 talked about commercial and industrial zoned areas. 3C) requires the Board of Appeals to approve barbed wire.

Dan Sayer asked about the placement of the fence on the property line. Mr. King explained that it is difficult for neighbors to agree on the specific location property line. The township cannot be involved in that—it is a civil dispute.

Mr. Fantozzi stated that we need to establish a permit fee for a fence. Mr. King stated that the Auditor's website is not accurate on property lines; it is not a survey.

Mr. Blodgett asked about putting up a fence. Mr. King stated that all the zoning inspector has the authority to do is to establish the height (of the front, side and back) and material of the fence. The property owner has to meet the requirements in our zoning book.

Mr. King stated the "dead tree" example. The government is not responsible for a dead tree falling on his neighbor's property. That is a civil matter and the two have to fight it out in court.

Milt Sayer asked about livestock fences. Mr. King stated that they are exempt from agricultural uses. He stated that if the Zoning Inspector comes across a question about an agricultural use of a fence, he should consult with the Assistant Prosecutor. Each Prosecutor has a different interpretation.

Dan Sayer stated that we can continue to discuss this fence language for our zoning book. Mr. King said he can get some language on fire access and maintenance of the fence.

Mr. Fantozzi stated that we do not have a building department. He also stated that we do not have a demolition permit. Mr. Fantozzi stated that he will work on a fence permit form and establish a fee for the Trustees to approve.

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

The next Zoning Commission meeting will be February 14, 2024, at 7:00 p.m.

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Mary E. Morog, Secretary