

HURON TOWNSHIP ZONING COMMISSION
April 4, 2018 (DRAFT)

Chairman Schlessman called the regularly scheduled meeting of the Huron Township Zoning Commission to order at 7:00 PM., on Wednesday, April 4, 2018. The meeting was held in the Township Office, 1820 Bogart Road, Huron, Ohio. Attending were Ray Vacca, Ron Cook, Mary Kay Schlessman and Nyle Olds. Also in attendance were Building Official John Zimmerman and Administrative Assistant Tammy Boos. Ed Taylor was absent.

In the first order of business, the minutes of the February 7, 2018, meeting were approved as printed.

Next was the consideration of a site plan submitted by Bayberry Cove LLC., 1500 block of Cleveland Road East, for an attached single-family development. Mr. Zimmerman explained that the 5.52 acres was rezoned in 1996 to R-3 (multi-family). In 2000, a site plan was submitted but the two year time limit has expired so another site plan review is required. The new plan has thirty-three attached single family dwellings on a private street with landscaped buffering along the east and south side of the development, and two (2) overflow parking areas. The drainage plan is currently being reviewed by the Erie County Engineer's Office. Mr. Zimmerman also reminded the Commission and the audience that the site plan does comply with all requirements of the Huron Township Zoning Code. This meeting is required and is for the Commission to review the plan. The plan does not go to the Trustees because it complies..

Chairman Schlessman then asked the developer if he had anything to add. Greg Zimmerman, the developer, and Adam Weaver with Contractor Design addressed the Commission and audience. Greg Zimmerman said he a similar development at Bogart Rd. in Perkins Township, and the Cleveland area with over 200 units. He explained that he has been in the business since 1950 and this development will cost him 3.5 million dollars. He will not be receiving tax abatements so he will be paying property taxes on the value of the development. He continued that he has been a good neighbor, cleaning the yard waste thrown onto his property, keeping the lot mowed, and currently his property is being used as a play area for the children of Huron Green. He said he has not complained because he prefers to have a good relationship with the neighbors.

Ms. Schlessman then opened the floor to the audience. Mr. Courtad asked for clarification that none of the Commission or the Building Department had any direct interest in this development. Mr. Zimmerman assured them they did not and if so, they would have removed themselves. Dave Courtad, Jeff Greetham, Karen Emery, Janet Keller were with a group of owners from Beachwood Villas addressing a number of their concerns. First, they said that with the additional vehicles added by the development (2.5 cars per unit) traffic issues were a big concern along with traffic visibility issues from the west due to a large evergreen. Greg Zimmerman stated he would cut back or remove the evergreen resolving this issue. Second, property values diminishing from rentals instead of owner occupied homes. Third were security issues including children using their beach and pool to their tennis courts being overtaken as a playground area because no amenities are provided. They suggested that a traffic study be completed by ODOT or the Erie County Engineers., Next, they had a concern about noise and lighting issues associated with the development. Greg Zimmerman addressed the noise complaint stating that the building code requires energy efficient air conditioners appliances including units with low decibels. He said that he plans to hide the AC units in the back of the buildings. Addressing the noise and light complaints, the developer reminded the audience that the 4' to 6' evergreen trees planted along the property line will resolve much of the noise and light and in 5 years these trees will be twice that size. Questions of the sixteen (16) foot driveways were also brought up including, can a fire truck fit on the driveway, can trash trucks negotiate the driveway, will they allow two-way traffic, and can people park on the driveway. Mr. Zimmerman explained that this is a private driveway, therefore parking is not addressed by the Township. Furthermore, the fire department will be able to access all of units after a fire department review was done with no concerns voiced.

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There were abutting neighbors whom lived in Huron Green that voiced their concerns. John Gereaux, 601 Wood Duck, stated that they currently have water pressure issues. Greg Zimmerman explained that he was required to loop the system years ago, improving the existing system. Peter Zimmerman, 605 Wood Duck, stated they knew that this property would be developed. He understood it was zoned R3, although he has concerns of ownership verse rental units. Peter Zimmerman stated that his parcel sits 8' to 10' below the road. This elevation leaves him little privacy along with concerns of trash blowing into his and his neighbor's yard. This led to a discussion of trash maintenance, dumpster vs individual trash containers. Greg Zimmerman stated that at this time they have not decided. Mr. Zimmerman reminded Greg that any dumpsters would require a site plan showing a location that is enclosed and screened. The Commission stated they would prefer to see individual trash receptacles relieving many of concerns over trash. Robert Pierce, 507 Mallard Circle, was concerned with only having 25' between the units and the property line and said the back is a wet area that holds water. He also was concerned on traffic with only one way into the development on a 16' driveway. Adam Weaver addressed the drainage explaining the water will drain down the center of the road and that they do not foresee issues with the traffic.

At this point Mr. Zimmerman reminded the audience that the Township cannot dictate rental vs. ownership. Ms. Schlessman recommended that the abutting neighbors work together to institute a neighborhood watch to alleviate their safety concerns. At the same time stating that this audience is making many assumptions that the renters will be bad neighbors. She reminded the audience that this parcel was zoned long before many of them moved into the area and it sounds like due diligent was not done before their purchases.

Chairman Schlessman asked the Commission if they had any further questions. Mr. Cook said his concern was that proper screening was installed and he is satisfied . Chairman Schlessman then asked the Commission for a motion. **Mr. Cook made a motion to approve the site as submitted with the stipulation that, before any permits are issued, the drainage plan must be approved by Erie County. Mr. Olds seconded the motion and it passed unanimously.**

On other matters Mr. Taylor's absence was discussed. Ms. Schlessman said she would reach out to him.

With no further business for the Commission, the meeting was adjourned at 8:15 PM.

Chairman Mary Schlessman

Secretary John A. Zimmerman