

ZONING COMMISSION, 2016
March 10, 2016
Work Session – 7:00 P.M

Approved: 6/9/16

I. Chairman called the meeting to order and roll call was taken.

Members present: Chairman Richard Bradner, Jim Hower, Tom Flynn, Emily Hete, Joy Kosiewicz, Maryellen Burnham, Scott Meyer, and Planning/Zoning Inspector Bill Funk.

- A. Minutes for the January 14, 2015 Work Session were moved to be approved by Mr. Meyer; seconded by Mrs. Burnham. All in favor. (February’s Work Session was cancelled.)
- B. Zoning report for January and February were presented and accepted by Commission.

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C. New Business: none.

D. Unfinished Business – Mr. Funk reviewed Mr. Konstand’s suggested language for the Zoning Bylaws, Section 103-I regarding site visits. Prior to any public hearing, Mr. Konstand advises “conducting a site visit upon motion duly made and approved at a meeting, members may as a board; conduct a site visit to any area of the township where the property at issue is located. The members may view the site and the properties in the vicinity of the site. The members shall hear no new evidence during the site visit, but the members may discuss any matter that has been previously on the record in the specific case. When a site visit is conducted, then only those members that were present at the site visit and all of the meetings on the specific case shall be eligible to vote.” It was suggested that permission should be obtained from the property owner prior to any visit.

Extensive discussion ensued on the language and the restrictions this proposed wording presents; specifically regarding discussing the property at the site, if someone cannot attend the group visit but does a site visit on their own, how to prevent new evidence from coming up and receiving the owner’s permission. Mr. Funk and members produced and recommended the following sentence to cover the site visit section: “Upon motion duly made and approved at a meeting, the ZC may conduct a site visit to where the property at issue is located with the owner of records consent.” Mr. Meyer suggested adding a statement to the application for the applicant/property owner to grant Commission members to visit the property. Members presented that the whole point of this that members are encouraged to become familiar with said property of an application. Mr. Chairman asked for a motion to approve the one sentence as amended by Mrs. Hete; seconded by Mrs. Kosiewicz. All in favor; motion carried.

Mr. Chairman asked for a motion to approve the Bylaws with said amendment, by Mr. Meyer; seconded by Mrs. Hete. All in favor; motion carried.

- E. Miscellaneous: Mr. Funk presented a new case coming before the BZA. March 9, 2016 AGMC West presented at a public meeting a proposal for a new, 60 bed rehab hospital. Edwin Shaw, currently in the Falls, will occupy the new building. The facility will be built to the west of AGMC and its existing parking lot on that side. The entrance to the facility will be in the back of the building facing Idlebrook Drive. Mr. Funk stated the proposal calls for a two story building. The zoning is currently B-4 but they will require a conditional use variance and a couple of variances for setbacks.

Mr. Funk informed the Commission that the gentleman that purchased the Hammond Rug property has a prospective buyer for a large medical supplier. They will have an option for that property and the adjacent Dimitroff's property. Mr. Funk stated there is about 15 acres, 8 or 9 useable acres. Mr. Funk updated the members on the rezoning on North Revere at North Bath Hill Park area. A portion of the property is in Akron and a portion is in Bath. Applicant is proposing 13 or so, one quarter acre lots and they will have access to Akron water and sewer. The Applicant will hold an informational meeting for neighboring residents soon.

- II. Mr. Chairman adjourned the meeting.

Next meeting to be: Work Session: Thursday, April 14, 2016 at 7:00 P.M., Trustee Conference Room.