

Harpersfield Township Zoning Commission
1481 Old Harpersfield Road
Harpersfield Twp., OH 44041

Regular Session

Held on October 3, 2022

The Zoning Board of Harpersfield Township held a regular session meeting in the Harpersfield Township Administration Building. Ken McLeod, Chairman, called the meeting to order at 7:07 pm with the following members and visitors present:

Members: Ken McLeod Ed Pristov Gary Somnitz

Clerk: Debbie Riffle

Zoning Administrator – Marty Pitkin

Trustees: N/A

BZA: N/A

Visitors: Doug Dean

Gary Somnitz made a motion to approve the September 1, 2022, regular session meeting minutes; Ed Pristov seconded; the Board was all in favor, none opposed.

Doug Dean came in to discuss his application for his accessory building. Marty advised that he checked with other townships and in Lake County, accessory buildings are not allowed. Marty's suggestion to Mr. Dean was to split the lot. Mr. Dean does not wish to split his lot. Board advised Mr. Dean would have to apply for variance and present to the appeals board.

Board suggested the following changes to prior proposed text for STADU now changed to Detached Accessory Dwelling Units (1012):

1. Change all from Short Term Rental Accessory Dwelling units to Detached Accessory Dwelling Units
2. Remove all Short-Term Rental definitions
3. 1012.1 Purpose – while allowing to build DADU
4. 1012.2 Districts, R1, R2, IOP/TC, LC and RAD
5. 1012.4: #1 add with a min of 5 acres, delete #2, add verbiage as per section 519-1, #7 fix typo, #8 change "will" to "may", #9 add "would be subject to site plan review for number of units, spacing and overall layout as set forth by the ZA, BZA and fire chief, delete #12, #13 change "is" to "may be"

Next meeting will be held Monday, November 7, 2022, at 7:00 pm.

Ed Pristov made a motion to adjourn the regular session at 9:20 pm; Gary Somnitz seconded; All in favor, none opposed.

Debbie Riffle
Harpersfield Zoning Clerk

Harpersfield Township Zoning Commission
1481 Old Harpersfield Road
Harpersfield Twp., OH 44041

Regular Session

Held on September 1, 2022

The Zoning Board of Harpersfield Township held a regular session meeting in the Harpersfield Township Administration Building. Ken McLeod, Chairman, called the meeting to order at 7:08 pm with the following members and visitors present:

Members: Ken McLeod Ed Pristov Gary Somnitz Pete Hommel
Clerk: Debbie Riffle
Zoning Administrator – Marty Pitkin
Trustees: N/A
BZA: N/A
Visitors: N/A

Gary Somnitz made a motion to approve the August 1, 2022, regular session meeting minutes; Pete Hommel seconded; the Board was all in favor, none opposed.

Welcomed new Zoning Administrator Marty Pitkin. Marty advised he was with Concord Township for 3 ½ years. Prior to the he was a Civil Engineer in Lake County for 22 years then worked construction estimation and inspection.

Marty will be reviewing and working on the fee schedule. Would like to see flat fee in lieu of by sq. ft.

A discussion about Short Term Rentals was had. Further discussion will be held at next meeting

Next meeting will be held Monday, October 3, 2022, at 7:00 pm.

Gary Somnitz made a motion to adjourn the regular session at 8:58 pm; Pete Hommel seconded; All in favor, none opposed.

Debbie Riffle
Harpersfield Zoning Clerk

Harpersfield Township Zoning Commission
1481 Old Harpersfield Road
Harpersfield Twp., OH 44041

Regular Session

Held on August 1, 2022

The Zoning Board of Harpersfield Township held a regular session meeting in the Harpersfield Township Administration Building. Ken McLeod, Chairman, called the meeting to order at 7:02 pm with the following members and visitors present:

Members: Ken McLeod Ed Pristov Gary Somnitz Pete Hommel

Clerk: Debbie Riffle

Zoning Administrator – N/A

Trustees: Ed Spoor

BZA: N/A

Visitors: Doug Dean

Ed Pristov made a motion to approve the May 2, 2022, regular session meeting minutes with a correction on Paula's name (currently shows as Paul in last sentence); Gary Somnitz seconded; the Board was all in favor, none opposed.

Ed Pristov made a motion to approve the June 6, 2022, regular session meeting minutes; Pete Hommel seconded; the Board was all in favor, none opposed. Incomplete minutes as clerk was not in attendance and recorder shut off after 6 minutes.

Ed advised there have been a lot of inquiries regarding cabins. Plan was to include in text using Vineyard Woods as a model but currently nothing regarding rentals in text today. Proposal was rejected by Ashtabula County Planning commission. Board would be able present to Trustee's for approval. Accessory Dwelling currently does not specify you can or cannot rent out. Board to review and clean up the previous proposed text change to present to Trustees for approval.

Doug Dean is trying to get paperwork to submit for accessory structure. 1600 sq ft. with sewer/water. He advised he is ready to bring building plans to county and would like to know what the next steps are. Advised he has not had any contact with Larry as of yet to review what is needed to proceed.

Next meeting will be held Thursday, September 1, 2022, at 7:00 pm.

Gary Somnitz made a motion to adjourn the regular session at 8:23 pm; Pete Hommel seconded; All in favor, none opposed.

Debbie Riffle
Harpersfield Zoning Clerk

Harpersfield Township Zoning Commission
1481 Old Harpersfield Road
Harpersfield Twp., OH 44041

Regular Session

Held on June 6, 2022

The Zoning Board of Harpersfield Township held a regular session meeting in the Harpersfield Township Administration Building. Ed Pristov, Co-Chairman, called the meeting to order at 7:04 pm with the following members and visitors present:

Members: Ed Pristov Gary Somnitz Pete Hommel Ken McLeod

Clerk: N/A

Zoning Administrator – Larry Lister

Trustees: Ed Spoor

BZA: N/A

Visitors: N/A

No minutes today as Debbie is not in attendance.

Larry advised Dollar General should be completed in September. Hotel should be completed June 2023, Starbucks should be done January or February 2023. Pizza Roto delayed as they decided to tear down old building and build new.

No recording

Next meeting will be held Monday, August 1, 2022, at 7:00 pm.

Debbie Riffle
Harpersfield Zoning Clerk