

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

March 14, 2022

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The Jerome Township Board of Trustees met in special session on March 14, 2022 at 7:00 p.m. for the purpose of conducting a joint meeting with the Zoning Commission. Board Chairman Megan Sloat called the meeting to order. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Eric Snowden (Zoning Coordinator/Inspector), Doug Stewart (Fire Chief/Director of Departments), members of the Zoning Commission and members of the public.

Ms. Sloat outlined the purpose of the meeting is to discuss roles and what they hope to achieve in the coming year. She stated she hopes to continue the collaboration and work that has been accomplished over the past several years.

The Board and the Commission decided to focus on three zoning resolution updates for 2022: those revolving around signs and signage, planned developments and landscape and buffering requirements. Ms. Sloat stated that work on signs and signage has been discussed before with Eric Snowden indicating that maybe as much as seventy-five percent of the work is completed with a draft of the chapter completed.

Mr. Snowden noted there are several fundamental issues with this portion of the zoning resolution. First, most zoning codes for suburban areas allow for one wall sign and one ground sign. However, he stated that the Township's code only allows for one or the other. This one or the other requirement means applicants must apply for a variance. Second, the Township's code prohibits banner signs of any kind. He indicated that enforcement would be made easier if banners were permitted under specific circumstances for limited periods of time, as they are intended to be temporary. He stated he is hopeful to bring a draft of the proposed revisions before the Zoning Commission within the next couple of months.

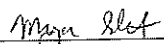
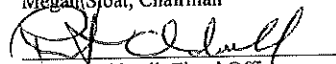
Mr. Snowden also explained there are number of issues with Chapter 500 which sets forth the process for planned developments. He stated that updates and changes in this area should be a high priority as much of the zoning work in the township is focused on planned developments. He stated areas of the chapter needing to be addressed include inconsistent and confusing terminology, requirements for density should be more succinct, reducing the size of the section and providing clarification throughout, revisions to sections for lighting, open space and traffic study requirements, and standardized regulation text requirements.

Mr. Snowden went on to explain that beyond addressing the zoning text itself, the Township should consider a change in the way planned developments are approved. He stated that the process for rezoning is mandated by the Ohio Revised Code, however there are several different ways development plans can be reviewed. Mr. Snowden recommended the Township change its policy giving the Zoning Commission the approval authority for development plans. He stated that the current process requires plans to be reviewed by the Zoning Commission for a recommendation prior to going before the Board of Trustees for approval. He noted that this process can result in long delays for seemingly simple plans.

The two groups also discussed landscaping and buffering as suggested by Mr. Adler. Mr. Adler indicated he would like to see the regulations become more standardized between districts with better buffering between rural residential districts and other zoning districts. Mr. Snowden added that the Township did not have landscape and buffering requirements until 2015 and as such only newer areas were required to meet the current standards. Mr. Snowden also indicated that the areas where Mr. Adler sees issues may be related to enforcement rather than issues with the zoning resolution.

The Board of Trustees agreed to meet again in approximately six months to discuss progress.

At 9:09 p.m. it was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.


Megan Sloat, Chairman

Robert Caldwell, Fiscal Officer

