

AGENDA

PORTAGE COUNTY REGIONAL PLANNING COMMISSION

WEDNESDAY, JUNE 13, 2018

REGIONAL PLANNING COMMISSION MEETING ROOM

124 NORTH PROSPECT STREET

RAVENNA

4:30 P.M.

I. CALL TO ORDER

II. *APPROVAL OF MAY 9, 2018 MEETING MINUTES

III. *CONFIRMATION OF THE EXECUTIVE COMMITTEE MEMBERS (JIM DIPAOLO)

IV. SUBDIVISIONS

- *1. Plat of "Maplecrest Parkway Subdivision No. 1" on Tallmadge Road, Lots 19 and 36 in Brimfield Township, Maplecrest, LLC., applicant**
- *2. Replat and Variance in the "Nanway Airpark No. 1" on Nanway Blvd., Lot 59 in Shalersville Township, P.C. Regional Airport Authority, applicant (Approval of an Extension of Time Until July 11, 2018)**
- *3. Replat of Sublots 4, 5, 6 in Block "N" in the "McElrath Park Allotment" on Sumner Street and McElrath Avenue, Lot 11 S.D. and 12 S.D. in Ravenna Township, P.C. Land Reutilization Corporation, applicant**
- *4. Replat of Blocks D-R and the Addition of the Speedway (Block Q" in the "Brimfield Crossings Subdivision" on State Route 43, Lots 32 and 33 in Brimfield Township, Speedway, LLC., applicant. (Approval of an Extension of Time Until August 8, 2018)**
- *5. Replat of Sublots 19 and 20 in the "Brady Lake United Methodist Church Land Allotment" on West Shore Drive, Lot 39 in Franklin Township, William T. Bush, applicant**
- *6. Replat of Sublots 55 and 56 in the "Strong Allotment" on Youngstown Avenue, Lot 2 in Deerfield Township, Roman Swerdan, applicant**
- *7. Replat of Sublot 17-R in the "Milford Estates" on New Milford Road, Lot 33 in Randolph Township, Larry and Nancy Francis, applicant (Approval of an Extension of Time Until June 13, 2018)**

***Needs Action**

- *8. Replat of Block BR-7 in the *"Wintergreen Point Subdivision"* on Green Hill, Lot 43 in Rootstown Township, Roots-1, LLC., applicant.
- *9. Replat of Sublots 22-R and 19 of Block "Q" in the *"McElrath Park Allotment"* on Hopkinson and Sumner Street, Lot 11 S.D. in Ravenna Township, John C. Macik, Jr., applicant
- *10. Replat of Sublots 32 - 34 of Block "I" in the *"McElrath Park Allotment"* on Terrill Street, Lot 11 S.D. and 12 S.D. in Ravenna Township, Xylon Purkiss on behalf of Habitat for Humanity, applicant (Approval of an Extension of Time Until July 11, 2018)

V. ZONING

- *1. Franklin Township Text and Map Amendment Re: Creating New Sections: Section 311.00 R-1B (Low Density Residential, Brady Lake), Section 312.00 R-1/C-1 (Mixed Use Low Density Residential, Local Commercial District, Section 314.00 R-2B (Medium Density Residential, Brady Lake District), Section 316.00 R-3B (High Density Residential, Brady Lake District, Section 321.00 C-1B (Local Commercial, Brady Lake District); Creating Language for C-1/I-1 and I-2/C-2; Cleaning Up Inconsistencies Found in the Book; Update the Zoning Map

VI. EXECUTIVE COMMITTEE

A. WORK PROGRAM

- 1. May 2018 Work Program Report
- 2. May 2018 CDBG Report

B. FINANCE

- *1. May 2018 Financial Statements
- *2. RPC Fee Schedule

VII. DIRECTOR'S REPORT

VIII. OTHER BUSINESS

Next Meeting – Wednesday, July 11, 2018 – RPC Meeting Room at 124 North Prospect Street, Ravenna, Ohio 44266

IX. ADJOURNMENT

**Needs Action*

**Minutes
Portage County Regional Planning Commission
May 9, 2018**

Portage County Regional Planning Commission dated May 9, 2018 at 4:40 p.m. The meeting was held in the Portage County Regional Planning Commission Meeting Room, 124 North Prospect Street, Ravenna.

Members Present:

Atwater Twp., John Kovacich	Brimfield Twp., Michael Hlad	Franklin Twp., Sam Abell
Freedom, Jeffrey Derthick	Garrettsville Vill., Rick Patrick	Hiram Twp., Steve Pancost
Hiram Vill., Robert Dempsey	Mantua Twp., Victor Grimm	Mantua Vill., Paula Tubalkain
Nelson Twp., Kevin Cihan	Palmyra Twp., Sandy Nutter	Paris Twp., Tom Smith
Ravenna City, Frank Seman	Suffield Twp., David Vartenuk	Windham Twp., Rich Gano
Sugar Bush Knolls Vill., Jim Beal	Windham Vill., Deborah Blewitt	PARTA, Clayton Popik
Water Resources, Tia Rutledge	Portage Park District, Allan Orashan	
Shalersville Twp., Ronald Kotkowski		
P.C. Commissioner, Sabrina Christian-Bennett		
P.C. Commissioner, Vicki Kline		
P.C. Commissioner Mike Kerrigan		

Alternates Present:

P.C. Commissioner Kerrigan Alternate, Jim Greener

Staff Present:

T. Peetz	E. Beeman	L. Reeves	A. Craft
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Members Absent:

Randolph Twp., Victoria Walker	Ravenna Twp., Jim DiPaola	Rootstown Twp., Joe Paulus
Streetsboro City, Glenn Broska	Soil & Water, James Bierlair	
County Engineer, Mickey Marozzi		

Public Present

Robert Bossow	Susan Skrovan
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The Regional Planning Commission meeting was called to order by Vice Chairman, Tom Smith.

APPROVAL OF APRIL 11, 2018 MEETING MINUTES

The April 11, 2018 minutes were presented. J. Kovacich made a motion to approve the minutes as presented. Motion seconded by R. Kotkowski. Motion carried with 24 Yeas

NOMINATING COMMITTEE REPORT (ELECTION OF OFFICERS) – Allan Orashan

Allan Orashan announced that the Committee (Allan Orashan, Sandy Nutter and Jim Beal) met on April 11, 2018. It was their recommendation to re-nominate Jim DiPaola for Chairman and Tom Smith as Vice-Chairman. Allan asked if there were any other nominations from the floor and none were given.

R. Patrick made a motion to accept the nominating committee's recommendation of Jim DiPaola, Chairman and Tom Smith, Vice-Chairman. Motion seconded by S. Bennett. Motion carried with 24 Yeas

SUBDIVISIONS

Plat of "Maplecrest Parkway Subdivision No. 1" on Tallmadge Road, Lots 19 and 36 in Brimfield Township, Maplecrest, LLC. – T. Peetz

Staff recommends an extension of time until June 13, 2018. Discussion was held with the Executive Committee as to whether or not a special meeting should be held to act on the Plat. The Executive Committee said they did not want to set precedence and said they did not want to hold a special meeting to act on this Plat.

A motion was made by M. Kerrigan to approve an extension of time until June 13, 2018. Motion seconded by J. Kovacich. Motion carried with 24 Yeas.

Replat and Variance for the Replat in the "Nanway Airpark No. 1" on Nanway Blvd., Lot 59 in Shalersville Township, P.C. Regional Airport Authority, applicant – T. Peetz

A motion was made by M. Kerrigan to approve an extension of time until June 13, 2018. Motion seconded by J. Kovacich. Motion carried with 24 Yeas.

Replat of Sublots 1, 2, 3, 4 and 5, 6, 7, 8 of Block "G" in the "McElrath Park Allotment" on Hopkinson, Lot 11 S.D. in Ravenna Township, P.C. Land Reutilization Corporation, applicant – T. Peetz

The applicant has requested the application to be withdrawn from review. A motion was made by A. Orashan to withdraw the application from review. Motion seconded by M. Kerrigan. Motion carried with 24 Yeas.

Replat of Sublots 9, 10, and 11 of Block "G" in the "McElrath Park Allotment" on Garfield Road and Hopkinson, Lot 11 S.D. in Ravenna Township, P.C. Land Reutilization Corporation, applicant – T. Peetz

The applicant has requested the application to be withdrawn from review. A motion was made by A. Orashan to withdraw the application from review. Motion seconded by M. Kerrigan. Motion carried with 24 Yeas.

Replat of Sublots 4, 5, 6 and 22, 23, 24 in Block "N" in the "McElrath Park Allotment" on Sumner Street and McElrath Avenue, Lot 11 and 12 S.D. in Ravenna Township, P.C. Land Reutilization Corporation, applicant – T. Peetz

A motion was made by M. Kerrigan to approve an extension of time until June 13, 2018. Motion seconded by J. Kovacich. Motion carried with 24 Yeas.

Replat of Sublots 18, 19 and 20 in Block "H" in the "McElrath Park Allotment" on Terrill Street, Lot 12 S.D. in Ravenna Township, P.C. Land Reutilization Corporation, applicant – T. Peetz

The applicant has requested the application to be withdrawn from review. A motion was made by A. Orashan to withdraw the application from review. Motion seconded by M. Kerrigan. Motion carried with 24 Yeas.

Replat of Block BR-6 in the "Wintergreen Point Subdivision" on Green Hill and Blackberry Lane, Lot 43 in Rootstown Township, Roots-1, LLC., applicant – Report presented by T. Peetz

The applicant is requesting approval to create 12 lots (Lots 76 – 87) from Block BR-6. The lots are located near Lake Hodgson and off of Misty Glen.

There is water and sewer available to the lots. The replatted lots meet zoning requirements. There were no physical limitations identified for this site.

There were no corrections needed to the replat. Staff recommends approval of the replat as submitted. A motion was made by S. Bennett to follow staff recommendation. Motion seconded by R. Dempsey. Motion carried with 24 Yeas.

Replat of Sublots 188, 189, 205 and 206 in the "Leonard Subdivision" on Cox Drive and Edmund Drive, Lot 35 in Franklin Township, Kathleen Tennant, applicant – Report presented by T. Peetz

The applicant is requesting approval to combine sublots 188, 189, 205 and 206 to create Sublot 205-R. The proposed lot is located in the old Brady Lake Village area that has recently been merged with Franklin Township. The new lot will be accessed from Cox Road.

There is sewer available to the property. According to the Portage County Wetland Inventory there do not appear to be wetlands on any of these parcels. The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

All items that were found to be in non-compliance with the P.C. Subdivision Regulations has been corrected therefore staff recommends approval of the replat. A motion was made by R. Patrick to follow staff recommendation. Motion seconded by S. Bennett. Motion carried with 24 Yeas.

Replat of Blocks D-R and the Addition of the Speedway Block "Q" in the "Brimfield Crossings Subdivision" on State Route 43 , Lots 32 and 33 in Brimfield Township, Speedway, LLC., applicant

A motion was made by M. Kerrigan to approve an extension of time until June 13, 2018. Motion seconded by J. Kovacich. Motion carried with 24 Yeas.

Replat of Sublots 19 and 20 in the "Brady Lake United Methodist Church Land Allotment" on West Shore Drive, Lot 39 in Franklin Township, William T. Bush, applicant – T. Peetz

A motion was made by M. Kerrigan to approve an extension of time until June 13, 2018. Motion seconded by J. Kovacich. Motion carried with 24 Yeas.

Replat of Sublots 55 and 56 in the "Strong Allotment" on Youngstown Avenue, Lot 2 in Deerfield Township, Roman Swerdan, applicant – T. Peetz

A motion was made by M. Kerrigan to approve an extension of time until June 13, 2018. Motion seconded by J. Kovacich. Motion carried with 24 Yeas.

ZONING

Rootstown Township Text Amendment – Report presented by T. Peetz

Amendment No. 1

Rootstown Township is proposing to amend Section 310.09.B of the Zoning Resolution. The change will allow recreational vehicles in the front set back as long as it is not in the right-of-way. The concern by the Township is that there are many property owners who are storing recreational vehicles in their driveways and this amendment would recognize that rather than city them for a zoning violation.

Staff recommends approval of the proposed text amendment.

Amendment No. 2

Rootstown Township is proposing to amend Section 310.09.F of the Zoning Resolution to allow recreational vehicles to be parked in the front yard or in a driveway. The existing regulations were considered to be unenforceable due the excessive number of properties in violation. The lot sizes in 1a were adjusted because the majority of the neighborhoods and residential developments have lot sizes up to 0.75 acres.

Staff recommends approval of the proposed text amendment.

Todd mentioned that he received a phone call from someone regarding Section 310.09.B (Fences, Walls). In the schedule it shows zero for the front, side and rear setbacks. On rural roads the lot goes to the middle of the road. Rootstown Township may want to take a look at this section.

A motion was made by R. Gano made a motion to follow staff recommendation. Motion seconded by R. Kotkowski. Motion carried with 24 Yeas.

EXECUTIVE COMMITTEE

Work Program

April, 2018 Work Program Report

Todd presented the April 2018 Work Program Report.

- **Franklin Township** – Amendments that will include Brady Lake Zoning in their Zoning Resolution will be presented at the June RPC.
- **Freedom Township** –Staff is also working with the Township on language for a proposed text amendment.
- **Mantua Township** – Staff is continuing to help with coordination of the Mantua Center School development plan.
- **Palmyra Township** – Staff has been working with the Township on a Nature Works Park Grant that is due by June 1, 2018.
- **Paris Township** – Staff has been working with the Township on a NOPEC grant.
- **Ravenna City** – Staff has continued to work on a Land Use Plan and is working with the City on the proposed JEDD. Staff will be meeting in May to go over the final draft.
- **Ravenna Township** – Staff is working with them on their JEDD and also met with the Zoning Commission on April 18, 2018.
- **City of Streetsboro** –A Master Plan Community Meeting was held on April 19, 2018 for the update to their Master Plan. The next meeting will be a community meeting and will be held on May 3, 2018. The next Master Plan Community Meeting will be held on May 17, 2018.
- **Suffield Township** – Todd attended a Planning Commission meeting related to their land use plan.

- Windham Village – Staff has been working with the Village on a land use plan. Staff assisted the Village in applying for a Target of Opportunities Designation. Windham Village and Township were both accepted as a Target of Opportunity.
- Portage County Storm Water Program – Home Sewage Repair and Replacement Program – We have two new applicants and we are anticipating up to 15 more from the P.C. Health Department later in June.
- Local Government Innovation Fund – Countywide Parks and Recreation Collaboration and Coordination Plan – The only component left to complete is the website. We are combining financial resources from another grant for the creation of the website. The grant has been extended to December 31, 2018.
- Local Government Innovation Fund – Marketing and Branding (Planning) Grant – An open meeting to discuss with communities is being scheduled soon.

The P.C. Sheriff Department received \$30,000 from JAG Grant for 10 Mobile Data Terminal computers.

Worked with the Director of Technology for the Courts for submission of a Supreme Court of Ohio Grant. They received \$21,146.60 in grant funds that will support technology improvements for the Common Pleas Court-General Division, Common Pleas Adult Probation, Probate Court and Juvenile Court.

April, 2018 CDBG Report

2015 Community Development Allocation Grant

Neighborhood Facility/Community Center – Mantua Township Elevator

Installation of the elevator has been completed by Canton Elevator; however, the Township needs to have the required fire alarm/elevator monitoring devices installed and the contractor will need to complete the punch list items for the lobby. Once the work is completed, the contractor will contact the State to request the inspection.

Also met with the Commissioners on April 19, 2018 about obtaining RLF funds to cover what is owed by the Township.

2016 Community Development Allocation Grant

Neighborhood Facilities/Community Center (Windham Community Center)

Construction has been completed. However, there are a few punch list items that either the Village or the contractor have to complete and were delayed due to weather limitations.

Neighborhood Facilities/Community Center (Mantua Center School Elevator Lobby)

Construction has been completed. The architect has inspected the work and the contractor is working on completing the items that were on the punch list.

Neighborhood Facilities/Community Center (Adult Day Services)

The specifications are being prepared for the RFP.

Public Facilities (Ravenna City Sidewalks)

All work has been completed.

2018 Community Development Allocation Grant

The Commissioners received and selected the following proposals to be included in the CDBG Allocation Grant:

#	Agency/Organization	Grant Amount	Other Funds	Project Description
1	Portage Private Industry Council	\$77,400	\$4,100	Run a waterline that will enable the Ravenna Head Start Facility to provide services to children and families in both Head Start and Early Head Start.
2	City of Ravenna	\$133,300	\$6,710	Replace 565 linear feet of 49-year old deteriorated concrete roadway between Franklin Street and North Diamond Street.
3	Family & Community Services	\$85,000	\$5,000	Replace 80-ton Trane Chiller system that provides air conditioning at 705 Oakwood Street, Ravenna.
4	Coleman Professional Services	\$38,100	0	4155 State Route 14, Edinburg: Remove and replace carpeting from the living area and the bedrooms, Replace kitchen sink and faucet, Replace dishwasher, Replace hot water heater, replace tub/shower and faucet in both bathrooms, replace bathroom sink, vanity and faucets in both bathrooms, replace supply lines and toilets, grab bars, new fans and paint both bathrooms, install grab bars in the showers, Ramp and deck repairs. 5982 Rhodes Road, Franklin Township: Ramp/ Deck repairs
5	Windham Township	\$55,000	0	Demolition and asbestos abatement of an old church located at 10352 Silica Sand Road, Windham Township.
6	Fair Housing	\$10,000	0	Provide Landlord/Tenant information,

			<i>discrimination complaints, training, posters and brochures will be provided to the residents in Portage County excluding the City of Kent. The Analysis of Impediments will be updated and is due by July 2019.</i>	
7	<i>Administration</i>	<i>\$87,200</i>	<i>0</i>	<i>Administration and implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the projects.</i>
TOTAL GRANT REQUEST		\$486,000	\$15,810	

The public hearing will be held on June 7, 2018 at 10:30 a.m. The grant application is due to the Ohio Development Services Agency, Office of Community Development by 11:59 p.m. on June 15, 2018.

Finance

April, 2018 Financial Statement

T. Smith stated that the Executive Committee reviewed the April, 2018 financial statements and recommends acceptance. J. Kovacich made a motion to approve the April, 2018 financial statements as presented. Motion seconded by M. Kerrigan. Motion carried with 24 Yeas.

RPC Fee Schedule – T. Peetz

This was tabled until the June 13, 2018 RPC Meeting.

OTHER BUSINESS

Next Meeting

T. Smith announced that the next Regional Planning Commission meeting will be held on June 13, 2018 at 4:30 p.m.

DIRECTOR'S REPORT

- Several interviews were conducted to replace Patrick Holland. A decision will be made by the end of the week.
- The Commissioners sent a letter stating that they would provide free rent plus utilities. The only question is for how long we will receive free rent. The building appraised at \$372,500 and we owe approximately \$180,000 to USDA. We also owe the Commissioners approximately \$62,000 for 2 loan payments that were made by them. It will cost approximately \$3,000 to move our office to the administration building. According to the Ohio Revised Code the Commissioners will be required to go through a bid process in order to sell the building. When it goes out to bid the estimate will include all costs associated with the move.

ADJOURNMENT

S. Bennett made a motion to adjourn the meeting at 5:25 p.m. Motion seconded by T. Smith.

Minutes approved at the June 13, 2018 Meeting.

Jim DiPaola, Chairman

Todd Peetz, Secretary



Meeting called to order on May 9, 2018 at: 3:30 pm

In Attendance: J. Beal T. Smith A. Orashan
S. Nutter D. Blewitt S. Bennett

Staff: T. Peetz E. Beeman

Absent: J. DiPaola

T. Smith opened the meeting at 3:30 p.m. The minutes of April 11, 2018 were presented. A. Orashan made a motion to approve the minutes as presented seconded by S. Bennett. Motion carried unanimously.

WORK PROGRAM as reported by T. Peetz

Planning Administration

A total of 14 subdivision applications were submitted during the month of April 2018 creating 21 new lots.

Franklin Township

Staff has been working with the township to incorporate Brady Lake zoning into their Zoning Resolution.

Freedom Township

Staff prepared a parcel map showing their non-residential zoning areas. Staff is developing language for a proposed text amendment.

Mantua Township

Todd reported we sent a letter to Mantua Township officials that our involvement in helping with the Mantua school project was finished. Township officials met with the Portage County Commissioners to ask for revolving loan fund dollars to complete the elevator project.

Palmyra Township

The township is working with Amy in reference to Nature Works and fire protection grants for 2018. Staff submitted an AFG Grant for the township. Nature Works is due June 1, 2018.

Ravenna City

Continue to help with newly established JEDD. Staff is in the process of finalizing their newly created Land Use Plan. A Critical Infrastructure Grant was submitted for possible funding for the city. Finalized draft contract agreement to do a bike plan for the City.

Paris Township

Amy submitted a NOPEC Grant for energy efficiency improvements.



Ravenna Township

Staff is assisting the city and township officials with their newly established JEDD. Staff prepared potential zoning amendments and will be meeting with the Township Zoning Commission on April 18th. Staff submitted a Target of Opportunities designation and sent it to Governor Kasich.

Rootstown Township

Staff reviewed township text and map amendment re: Section 350.03 and rezoning from C2 to C3 located on I-76 east of state route 44.

Streetsboro City

Todd reported staff held a kick off meeting on March 1st for the update to their Master Plan. Staff attended a master plan review committee meeting on April 19th. There will be a community meeting on May 3rd with another master plan review committee meeting slated for May 17th. T. Smith asked how the project was going. Todd stated everything seems to be going well at this point.

Portage County Land Reutilization Corporation (Land Bank)

Todd reported staff is working on mapping requests from the land bank. Staff has been working on mapping properties the Land Bank owns, properties that have been demolished and properties that have been sold. This is a tool to be able to show the public accomplishments that have been made. A total of 141 active parcels have been completed to date for the mapping project. It will help with the marketing of the properties going forward. Their annual meeting was April 9, 2018. The next land bank meeting will be July 9, 2018 @ 1:00 at the offices of NDS.

Portage County Storm Water Program

Todd reported there are a minimum of at least 15 more properties forthcoming in 2018. RPC staff met with the Health Department as well as the prosecutor's office to talk about streamlining the process on March 21, 2018. One determination that was brought forward is to have properties that have failing systems that are close to water/sewer transfer over.

Ravenna City Land Use Plan

Staff is working closely with the City's core group to develop goals, objectives and strategies. This project is 95% complete. Staff met with the city planning commission on March 27, 2018 to get feedback before finalizing the plan. The next scheduled meeting was set for April 24 however it was rescheduled to May 2018.

LGIP County-wide Parks and Recreation Collaboration and Co-ordination Plan

Todd reported talking to a web designer who is working with the Park District. The Park District has a RFP out for the web design. This project is 90% complete. An extension has been requested and granted to December 31, 2018.



LGIP Marketing and Branding (planning) Grant

This is a planning grant for the purpose of Marketing and Branding Portage County. The contract is now in place to begin work. A letter will be drafted sometime in May and sent to all communities to think about ideas for marketing/branding Portage County.

Tod reported 2 grants that were submitted were funded. One was for the Sheriff's department for 10 MDT computers in the amount of \$30,000 and the other for support technology improvements for the Common Pleas Court in the amount of \$21,146.60. 2 critical infrastructures were submitted for Windham Village and the City of Ravenna. We should hear something soon as to whether or not they were funded.

2015 CDBG Formula Grant

Neighborhood Facility/Community Center – Mantua Township Elevator

Ohio Edison has installed the electrical poles as requested by the township. All of the elevator parts have been manufactured. Canton Elevator will start to assemble and install the elevator the first week in August. It is estimated that it will take 5 weeks to complete the installation of the elevator and approximately a week for the general contractor to complete the final work. Due to the timing staff has asked for an additional 2 months to complete the work from the Ohio Department Services. Ohio Department Services approved the request for an additional 2 months to complete the project. The end date for construction will be October 31, 2017. The elevator is operating at this time however it is not ready for state inspection. The township needs to purchase and install an air conditioning unit in the machine room and replace the flooring. Once all issues are addressed and the lobby is completed, the state will be contacted to complete an inspection. There are still punch list items that are being worked out. Todd updated everyone on the problems with finalizing the work on the elevator. The Mantua Township trustees will set up a meeting with the Portage County Commissioners to ask for revolving loan funds to finalize the project by June 30, 2018. J. DiPaola asked if RPC is getting reimbursed for all the additional problems with this project. Todd replied this project is over budget by approximately \$20,000 due to all the problems. J. Beal asked if language would reflect the needed changes from this point going forward. T. Peetz stated yes it will be in the new contract going forward. Todd also stated going forward since the architect is usually the project manager for most projects, the architect should be paid and not be able to just donate their time. The prosecutor's office stated the architect should be on the hook for some of the change orders because the proper information and/or drawings were not given to the contractor. J. DiPaola stated it may be a good time to cut the ties with this project instead of going further into the hole. T. Peetz asked if he should draft a letter to send to the township. J. DiPaola stated yes that would probably be a good idea. Todd reported the letter was sent. The township officials met with the Portage County Commissioners and requested RLF funds be utilized to finish the project.



2016 CDBG Formula Grant

Neighborhood Facilities/Community Center (Windham Community Center)

The Windham Village Community Center needs the following repairs:

- Replace existing failing asphalt roof with a new metal roof system
- Replace all gutters and downspouts
- Replace existing siding and paint exterior
- Add 3 new ADA Compliant exterior decks for ingress and egress
- Add new security lighting

An RFP was sent out for architectural services on March 31, 2017. RFP's are due by 2:30 p.m. on April 19, 2017. A contract was awarded for architectural services on April 25, 2017. Bid opening was held on September 13. Project was awarded by the Portage County Commissioners on September 26, 2017. The contract is in place and a notice to proceed issued. It was anticipated all construction would be completed by the end of January 2018 however due to inclement weather construction will be completed sometime in March 2018. Construction is complete however; there remains a punch list that will need to be addressed.

Neighborhood Facility/Community Center (Mantua Center School)

Phase 2 will construct a slightly inclined walkway that leads from the handicapped accessible parking spots to the elevator as well as an entrance lobby to the elevator. Without the walkway to the elevator, elderly and handicapped individuals will be prevented from entering the Mantua Township Administration and community building's main building.

Drawings are being prepared and the project will go out to bid by mid-April. The project went out to bid on April 24, 2017. A pre-bid meeting was held on May 1, 2017. Bids are due by 2:30 p.m. on May 12, 2017. Contract was awarded. Construction is underway. The block color has been selected and is anticipated to take approximately 3 weeks for the block to be manufactured and delivered to the site. Construction is nearing completion. Once the installation of the elevator is completed the contractor will complete the interior work in the lobby.

S. Bennett stated this project has been ongoing for some time. T. Peetz stated there have been multiple issues with this project beginning with the BF 15 Formula Grant. Everything from increasing the elevator from a 4-5 person to one that would hold a gurney which not only changed the scope of the project but increased the cost as well. Then a trustee from Mantua Township bid on the project which had conflict issues and caused it to be rebid. Time was lost because of this. J. Beal stated errors found with the electrical system necessitated a change order as well as an increase in cost. The project basically was doubled in cost. J. Beal stated the RPC staff incurred all the extra cost for the changes and had to track and make sure everything was done correctly and to keep the project moving to the tune of \$17,000. Construction is nearing completion. It is anticipated that all construction will be completed by December 11, 2017. Todd reported a water pipe burst from the extreme cold and flooded the elevator shaft. The township is working on resolving the problems. The township must complete the fire suppression and install new wood flooring in the machine room utilizing



township funds. An air conditioning unit must be installed to keep the temperature regulated. The architect has put together a punch list of items to be addressed by the contractor. The contractor is waiting for the weather to warm up before completing the punch list items. Once the work is completed the architect will do a final walk through.

Neighborhood Facilities/Community Center (Coleman Adult Day Services)

CDBG funds will be used to replace 215 lights of 21 different types located throughout the building, exterior walkways and parking. The specifications are being prepared for the RFP and are anticipated to go out by the end of May 2018.

Public Facilities (City of Ravenna)

CDBG funds will be used to provide ADA handicap accessibility in LMI residential areas by installing and upgrading 45 curb ramps and 2,073 linear feet of sidewalks.

Bid opening was held on July 5, 2017, the Commissioners have awarded the project. Construction is anticipated to start on October 9, 2017 and is estimated that it will take approximately 3 weeks to complete the work. Construction started on October 16, 2017 and all work is anticipated to be complete by November 24th, 2017. **ALL WORK IS COMPLETE**

Fair Housing

Fair housing services including landlord/tenant information, discrimination complaints, training, posters and brochures will be provided for the residents of Portage County, excluding the City of Kent. There was 2 request for assistance received in April.

Todd reported the 2018 Community Development Allocation Grant amount for FY 2018-2020 is \$486,000. We have received 5 proposals from communities to utilize the funds. The Portage County Commissioners are expected to make their decision as to which projects are selected to go into the grant application by May 18, 2018. The CDBG Allocation Grant Public Hearing will be held on June 7, 2018 at 10:30 a.m. on the 7th floor at the Administration Building in the Commissioner's meeting room.

FINANCE

RPC GENERAL FUND

April 1, 2018 Cash Balance	\$120,081.13
Receipts:	\$18,839.50
Expenditures:	\$33,271.49
April 30, 2018 Cash Balance	\$105,649.14



LGIP Park Plan

April 1, 2018 Cash Balance	\$230.32
Receipts:	\$ 0.00
Expenditures:	\$ 65.44
April 30, 2018 Cash Balance	\$164.88

B-F-16 Formula Grant

April 1, 2018	\$13,088.15
Receipts:	\$ 9,900.00
Expenditures:	\$ 431.70
April 30, 2018 Cash Balance	\$22,556.45

LGIP Branding/Marketing

April 1, 2018	\$4,400.00
Receipts:	\$ 0.00
Expenditures:	\$4,387.12
April 30, 2018 Cash Balance	\$ 12.88

April 2018 Financial Statements

E. Beeman presented and reviewed the April 2018 financial statements. A motion was made by J. Beal to approve the April 2018 financial statements as presented and to recommend acceptance to the full Commission, motion seconded by S. Nutter. Motion carried unanimously. The RPC 2018 projections report was noted by Todd.

Todd presented a draft of recommended fee schedule changes for discussion. Todd reviewed the changes. Fees that are slated to change are as follows:

	Current	Increase
• Minor subdivisions from	\$135 + \$10/lot	\$150 + \$25/lot
• Plat (no preliminary plan)	\$750	\$900 + \$75/lot
• Preliminary Plan	\$750 + 25/lot	\$750 + \$50/lot
• Replat	\$390	\$400 + \$50/lot over 3 lots
• Exceptional Replat	\$390	\$350.00

T. Smith asked how much revenue this would generate for the RPC. T. Peetz stated no but we could look at that and bring it back to you in June. A. Orashan questioned when the fee schedule was last changed. Todd stated in May of 2014. Discussion held. Todd stated we will put this on next month's agenda for a vote. Todd stated on plats and replats we sometimes spend a lot of time during several visits working with developers. Maybe we should think about charging a review fee after the 3rd review of \$250; 4th review \$500; 5th review \$750. J. Beal stated that seems to be a good safety net. T. Smith stated from your stand point it good lead



up to a year and maybe more. Todd stated that is correct. J. Beal stated RPC has no control over what the owner is doing or how their stuff is working out.

Todd reported that Maplecrest has filed for an extension for the Maplecrest Parkway subdivision due to the financial guarantees/performance bonds not being in place. The Prosecutor's office stated the developers should be meeting with the commissioners sometime in the next week and they would like the RPC to have a special meeting to approve their plat. Discussion held. The Executive Committee was concerned about setting a precedence and to bring it before the entire commission at 4:30 today to get their thoughts. J. Beal stated there is a reason we have scheduled meetings and it gives everyone the exact same opportunity.

Todd stated he set up interviews with candidates to replace Patrick. There are a total of 3 people Todd feels would be good for the job. Discussion held. Todd stated he needed to check references before he makes his final decision.

Todd stated we have received a letter from the commissioners indicating if the RPC decides to relocate to the Administration Building there will be no charges for rent, water/sewer, electric or heat, cleaning services or trash removal. S. Bennett stated the commissioners have discussed locating the RPC to the 6th floor of the administration building.

Todd reported Clarence who is a commercial broker at CBRE in Akron did come in, did a walkthrough of the building and took pictures. Clarence indicated the Portage County auditor's website has the building appraised at \$445,000. S. Bennett stated she was surprised by the appraisal price. A. Orashan asked what the appraisal price was. Todd stated \$372,500. S. Bennett stated it would have to go to auction. Todd stated \$300,000 could be a minimum bid. S. Bennett asked what is the breakeven price for all outstanding debt. Todd stated around \$241,000. S. Bennett stated the 6th floor needs improvements and the commissioners are looking at possibly using any profit towards those improvements. Todd stated the By-Laws Section H (b) Disposition of Assets of the Commission states "In the event of default without dissolution of the RPC, any remaining equity shall be distributed back to the RPC as an organization in a manner described above. S. Bennett stated she would take this back to the commissioners. T. Smith stated the county commissioners are a member of the RPC therefore a portion of the funds could be contributed to the county however to turn it all over would not be fair to the other members. S. Bennett stated the IT person will be starting next week and maybe Lloyd, Todd and the commissioners can meet and discuss details. J. Beal asked who would be doing work such as painting, lighting and carpeting. S. Bennett stated the county employees would probably be doing a bulk of it to keep costs down. The commissioners would like to know when to put the building up for auction/bid. This is the prime time to sell. S. Bennett suggested adding in to the minimum bid the cost of relocating the RPC offices. J. Beal stated the Executive Committee needs to meet to discuss a timeline for the selling of the building complex and preparation of the improvements to the 6th floor as well as the actual move. J. Beal suggested not advertising it for sale till we know what timeline for the improvements and move. Everyone agreed.



There being no further business to come before the Committee a motion was made by A. Orashan to adjourn the meeting at 4:38 p.m. Seconded by S. Bennett. Motion carried unanimously.

Vice Chairman, Thomas A Smith

Secretary, Todd Peetz, AICP

Minutes submitted for approval by Secretary on June 13, 2018

**PLAT of SUBDIVISION KNOWN AS
MAPLECREST PARKWAY SUBDIVISION" No 1 on TALLMADGE ROAD, LOTS 36 &
19 in BRIMFIELD TOWNSHIP**

Case No. 17-19
Reviewed By: Haley Wachholz/Todd Peetz
Date Submitted: 7-18-17
Due: 8-18-17 (extension of time; every month until 6-13-18)

APPLICANT: Maplecrest LLC
1201 S. Main Street
North Canton, OH 44720

REQUESTED ACTION & HISTORY:

The applicant requests a review of the plat for Maplecrest Parkway Subdivision, a proposed commercial/industrial mix subdivision along the Western boundary of Brimfield Township. The Plat's purpose is to change the use from a golf course to general commercial and light industrial. The property was originally the location of the Maplecrest Golf Club and classified as Residential-Office (R-O) but changed in January 2017 to a combination of General Commercial (G-C) and Light Industrial (L-I).

Seven sublots totaling 116.07 acres will be platted. A new road off of Cascade Rd. and Tallmadge Rd. will be platted into the subdivision by the name of Maplecrest Pkwy.

LOCATION: Vicinity Map (Exhibit 1)

The proposed Subdivision is located in the northwest quadrant of Brimfield Township. The Northern and Eastern boundaries of the properties boarder Tallmadge which is part of Summit County. The proposed subdivision is off of Tallmadge Rd. which runs East to West through the central part of the township into Summit County.

SIZE & ZONING: (Exhibit 2)

Size:

Area in lots	116.07 acres
Road right-of-way	6.69 acres
Existing right-of-way	2.48 acres
Open Space*	8.73 acres
Total	136.44 +/- acres

* Open space required is 6.7 acres; provided is 8.73 acres on this property.

Site zoning: **Site:** The areas in lots 19 and 36 are zoned General Commercial (G-C) in the southern section and Light Industrial (L-I) in the Northern section.

General Commercial (G-C)

	<u>Required</u>	<u>Lot 1</u>	<u>Lot 2</u>
Min. lot size	1 ac.	4.92 ac.	3.47 ac.
Min. frontage	100 ft.	606.29 ft.	392.5 ft.
Min. lot width	100 ft.	263.00 ft.	233.5 ft.

<u>Lot 3</u>	<u>Lot 4</u>	<u>Lot 5</u>
1.99 ac.	19.77 ac.	24.63 ac.
223.5 ft.	621.65 ft.	728.31 ft.
317.78 ft.	336.27 ft.	644.65 ft.

Light Industrial (L-I)

	<u>Required</u>	<u>Lot 6</u>	<u>Lot 7</u>
Min. lot size	.5 ac.	5.61 ac.	58.15 ac.
Min. frontage	100 ft.	849.85 ft.	1093.11 ft.
Min. lot width	100 ft.	750.37 ft.	1703.24 ft.

Zoning: The plat site is in the General Commercial (G-C) and Light Industrial (L-I) zoning categories.

LAND USE: **Site:** The existing structures are to all be demolished on these lots.

Surrounding: Land surrounding the platted lots are zoned (IC) Integrated Commercial to the south and areas to the North located in Tallmadge as part of Summit County. Surrounding Tallmadge zoning to the North and Eastern boundaries are (I-1) industrial.

UTILITIES: Portage County sanitary sewer and central water are available.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: In order from highest percentage of subdivision to lowest soils on the plat site are Bogart silt Loam with 0 to 2 percent slopes, Canfield silt loam with 2 to 6 percent slopes, canfield silt loam with 6 to 12 percent slopes, Chili loam with 2 to 6 percent slopes, chili loam with 6 to 12 percent slopes, chili silt loam with 2 to 6 percent slopes, Jimtown loam with 0 to 2 percent slopes Sebring silt loam with 0 to 2 percent slopes.

- **Bogart Silt Loam, 0-2% slopes (BgA):** This soil type is moderately well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.

- Canfield Silt Loam, 2-6% slopes (CdB): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding.
- Canfield Silt loam, 6-12% slopes (CdC): This soil type is moderately well drained, formed from till. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Chili Loam, 2-6% slopes (CnB): This soil type is well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Chili Loam, 6-12% slopes (CnC): This soil type is well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Chili Silt Loam, 2-6% slopes (CpB): This soil type is well drained, formed from outwash. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Jimtown Loam, 0-2% slopes (JtA): This soil type is somewhat poorly drained. This soil type has no frequency of ponding or flooding and is not a hydric soil.
- Sebring Silt Loam, 0-2% slopes (Sb): This soil type is poorly drained, formed from till. This soil type has no frequency of flooding but does experience a frequency of ponding and is classified as a hydric soil.

Wetlands: According to the Portage County Wetland Inventory, there does not appear to be wetlands on the site. However wetlands are in close proximity with areas identified as wetlands along the western and northern border of the property and several small spots to the east of the property.

The Plat, however, identified several small wetlands including 2 close to the Tallmadge Rd. boundary and 2 along the North Eastern boundary.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site, however, there is a creek that runs through the property along the boundary where a building is proposed. The location of the creek could propose flooding issues for the building even though the creek is proposed to be rerouted.

To combat potential flooding issues basins have been proposed to catch excess water off of the property and overflow to the stream to prevent flooding and control drainage.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

	Approval	Conditional approval	Disapproval	No comment
<i>Chief Building Official:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>County Engineer:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Health Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Soil & Water Conservation Dist.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Tax Map:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Water Resources Dept.:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Brimfield Township:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the plat to meet Subdivision Regulations:

603.1 Appropriate financial guarantee approved by County Commissioners.

Completed

603.2 Guarantee for Maintenance approved by County Commissioners.

Completed

631.1 Approval by Water Resources of detailed plans with Resolution from County Commissioners.

Completed

632.1 Appropriate financial guarantee approved by County Commissioners.

Completed

637 Guarantee of Workmanship performance agreement approved by County Commissioners.

Completed

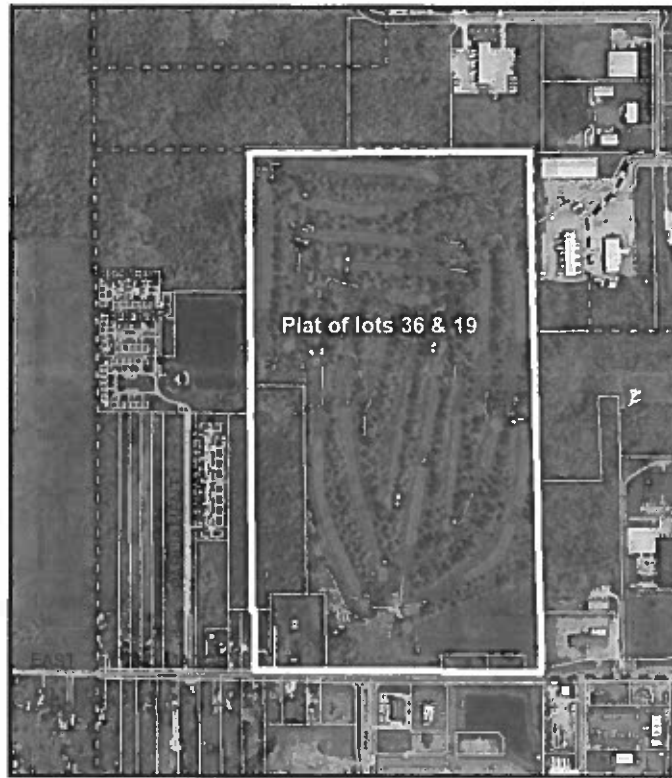
COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The platted lots meet zoning requirements.

ANALYSIS: Primary issues for this plat involve insufficient information being issued by the applicant, corrections ranging from scale and location of buildings on the plat to proper paperwork and notarial acknowledgement have been brought up as concerns and these have since been met.

Physical limitations are addressed as several small wetlands and proposed building along the locations of an existing stream. Plans have been made to reroute the stream and add catch basins for property runoff.

RECOMMENDATIONS: Staff recommends approval.



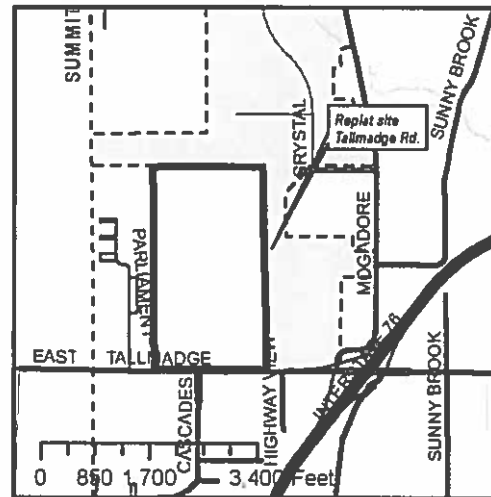
0 0.25 0.5
Miles



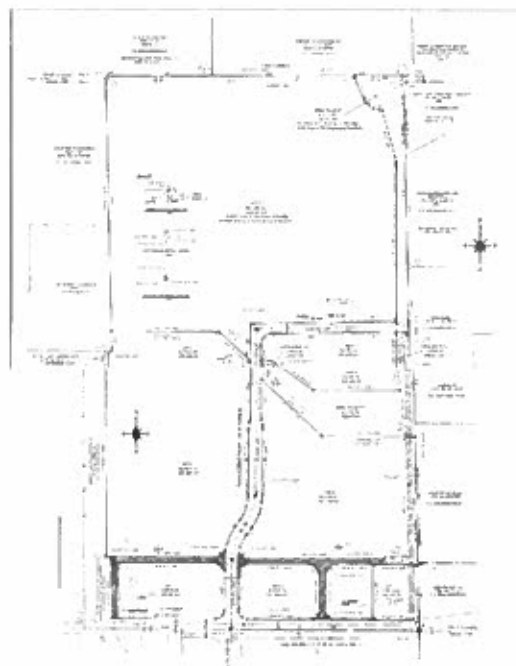
Exhibit 1

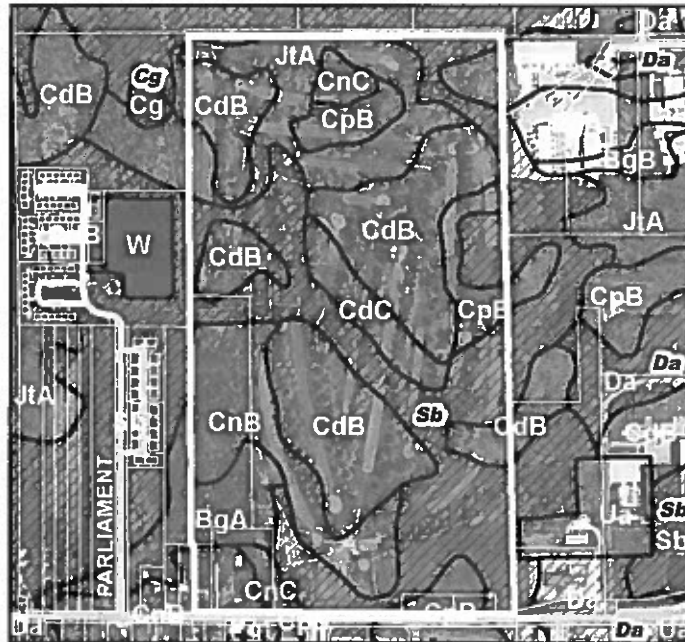
Maplecrest Parkway Subdivision No. 1

Brimfield Township



**Exhibit 2
Replat**





Portage County Soil Survey
Digital version, 2006.

Hydric soils

0 1,200 2,400 4,800 Feet



FEMA Flood Insurance Rate Map, 2013

Exhibit 3

Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Maplecrest Parkway
Subdivision No 1
Brimfield Township

Wetlands &
Priority Conservation Areas



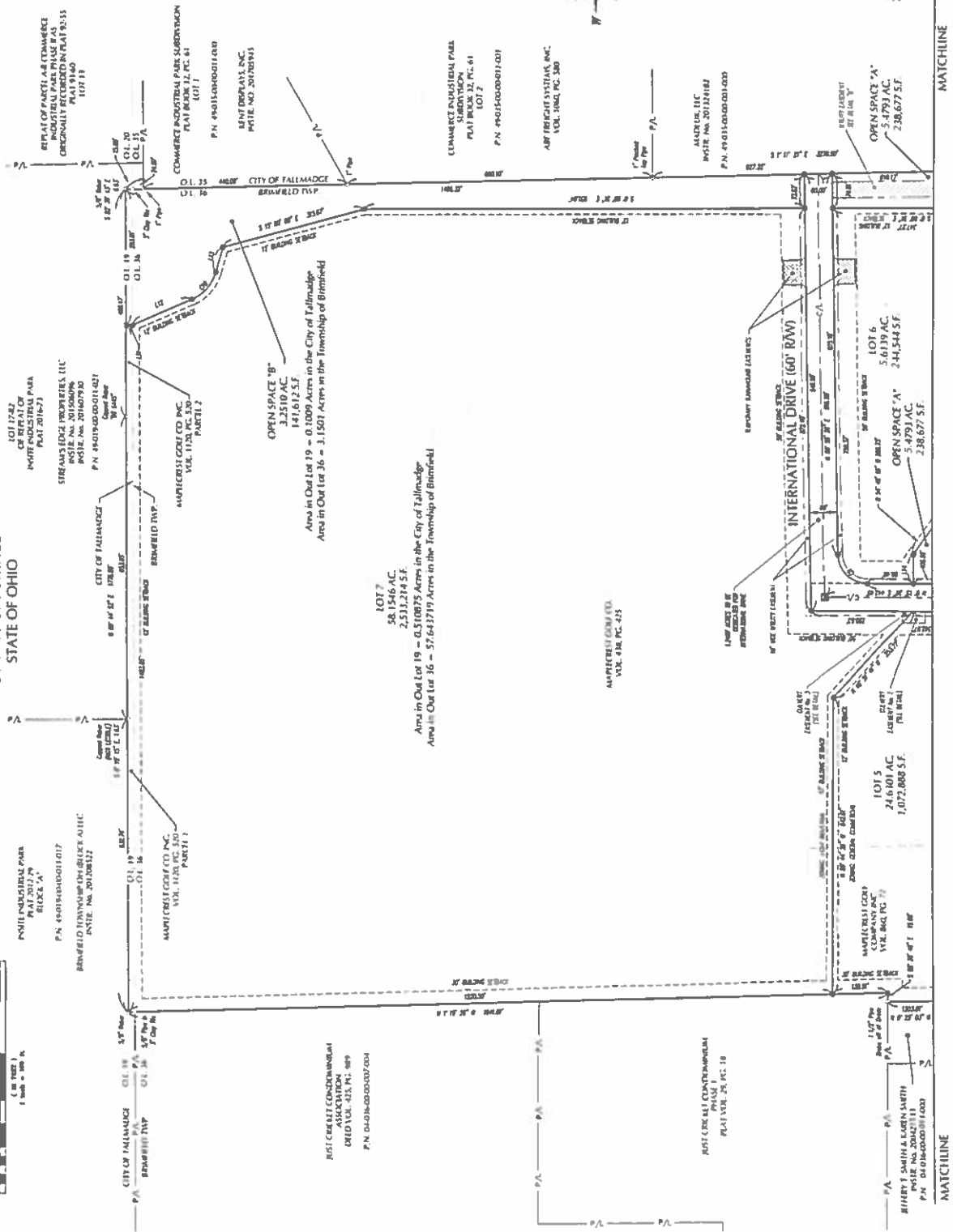
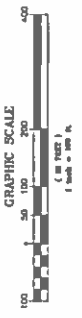
Wetlands

Flood Zone A
 Flood Zone AE

MAPLECREST PARKWAY SUBDIVISION No. 1 PART OF LOT 36 AND LOT 19 CITY OF TALLMADGE TOWNSHIP OF BRIMFIELD COUNTY OF PORTAGE STATE OF OHIO



NOTES:
1. SEE SHEET 3 OF 5 FOR LAYOUT OF THE
ENTIRE SUBDIVISION



REV	DATE	DESCRIPTION

TALLMADGE ROAD (S.R. 18)
BRIMFIELD, OHIO 44240

PROJECT NO.	2017295.01
PROJECT NAME	MAPLECREST PARKWAY SUBDIVISION No. 1
PROJECT OWNER	CPD GROUP
PROJECT ENGINEER	CPD GROUP
PROJECT SURVEYOR	CPD GROUP

2017295.01
3 of 5

**REPLAT OF SUBLOTS 4, 5, 6 IN BLOCK "N" IN
THE McELRATH PARK ALLOTMENT
RAVENNA TOWNSHIP**

Case No. 18-12
Reviewed By: Todd Peetz
Date Submitted: 3-15-18
Due: 6-13-18

APPLICANT: Portage County Land Reutilization Corp.
c/o AMS Title
229 S. Chestnut St..
Ravenna, OH 44266

REQUESTED ACTION & HISTORY:

The applicant requests to combine lots in order to create buildable lots.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the northwest quadrant of Ravenna Township. The lots are located in the McElrath Park Allotment in the McElrath community.

SIZE & ZONING: (Exhibit 2)

	Minimum	18-12
Zoning		RH
Min Acreage	.2 of an acre	.28 of an acre
Frontage	60 feet	92 Feet
Width	60 feet	92 feet

Zoning is Residential High

LAND USE: **Site:** The parcels are all undeveloped at this time.

Surrounding: The area surrounding the replatted lots are zoned (RH) Residential High. There are existing residential homes and undeveloped parcels in the area of the properties.

UTILITIES:

Available	18-12
Water	Y
Sewer	Y
Septic	NA

18-12* Water and sewer are available for lot 5-R.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** There is one soil types associated with this replat which is Ravenna Silt Loam 0 to 2 percent slopes.
- Ravenna Silt Loam 0 to 2 percent slopes (ReA): This soil is nearly level soil on upland flats. The size of these soil areas vary and may have small spots of poorly drained soil.

Wetlands: According to the Portage County Wetland Inventory, there do not appear to be any wetlands on this parcel.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on any of the sites.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	18-12*
Building Official	Y
Engineering	Y
Health Department	NC
Soil and Water	NC
Tax map	CA
Water Resources	Y
Ravenna Zoning Inspector	Y

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment

*Note that these were the previous review comments; the applicant is removing a proposed lot that was not immediately able to connect to sewer. New comments are still pending before the meeting.

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the replat to meet Subdivision Regulations:
Tax map approval on file numbers 18-12.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot meet zoning requirement.

06/06/18

ANALYSIS: Primary issue for this replatted lot involve combining 3 or more parcels to meet zoning requirements and to better utilize the property.

There were no physical limitations identified for this site.

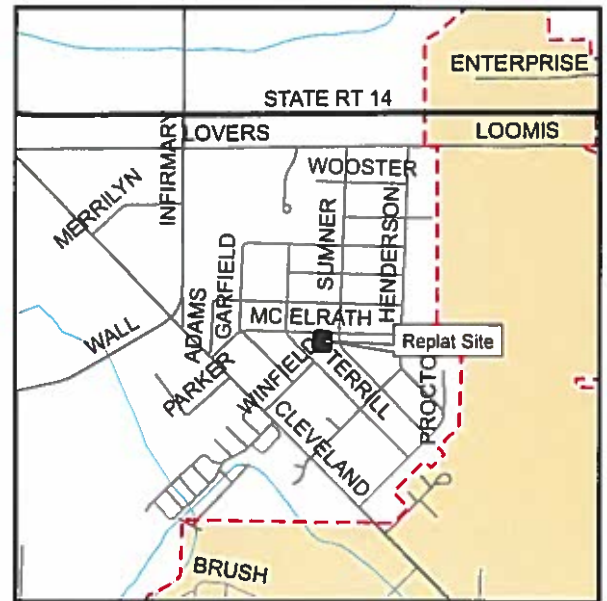
RECOMMENDATIONS: Staff recommends approval once all comments have been addressed. If comments were not submitted prior to the meeting we then would recommend an extension of time until July.

Exhibit 1

**McElrath Park Allotment
Block N
Sublots 4, 5, 6, & 22, 23, 24
Replat
Ravenna Township**



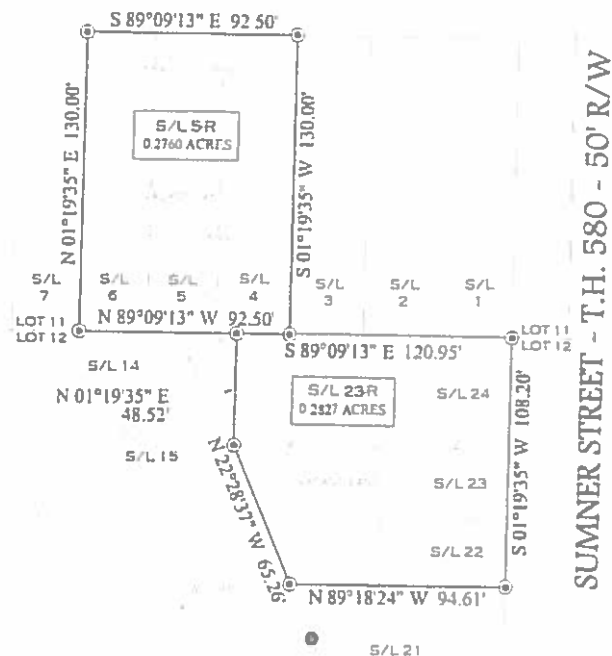
Feet
0 50 100



0 0.25 0.5 Miles

**Exhibit 2
Replat**

McELRATH AVENUE - T.H. 571 - 50' R/W



Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

McElrath Park Allotment Block N
Sublots 4, 5, 6, & 22, 23, 24
Replat

Ravenna Township

Wetlands & Priority Conservation Areas



Portage County Soil Survey
Digital version, 2006.



Hydric soils



0 250 500 Feet



Wetlands



Flood Zone A



Flood Zone AE

**REPLAT OF SUBLOTS 19 AND 20 IN THE
“BRADY LAKE UNITED METHODIST CHURCH LAND ALLOTMENT”
ON WEST SHORE DRIVE
FRANKLIN TOWNSHIP**

Case No. 18-24
Reviewed By: Todd Peetz
Date Submitted: 4-20-18
Due: 5-20-18 Extension of time until June 13, 2018.

APPLICANT: William T. Bush
6526 Cherry Lane
Kent, OH 44240

REQUESTED ACTION & HISTORY:

The applicant requests to combine two (2) lots into one (1) lot.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the east central side of Franklin Township. The lots are located on the northwest side of Brady Lake on West Shore Drive.

SIZE & ZONING: (Exhibit 2)

	Minimum	19-R
Zoning	R-2	
Min Acreage	11,000 Sq.ft. or .25 of an acre	.151 of an acre*
Frontage	50 feet	70.5 feet
Width	80 feet	74.5 feet*

*The replat allows the pre-existing lots to be more conforming.

Zoning is R-2 medium density residential.

LAND USE: **Site:** There were buildings on both lots and they were demolished in 2015 according to County Auditor records. Combining the parcels will allow for a larger structure and the lot will be somewhat more conforming than it was before.

Surrounding: The area surrounding the replatted lot are existing residential structures on lots that are half the size being considered, but they were created prior to zoning being established. The surrounding land uses are single-family residential.

UTILITIES:

Available	18-24
Water	Kent Service Area
Sewer	Y
Septic	NA

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: There is one (1) soil type associated with this replat which is Chili Urban Land Complex, rolling (CuC).

- Chili Urban Land Complex, rolling (CuC): This soil is a sloping to moderately steeply on a rolling landscape.

Wetlands: According to the Portage County Wetland Inventory, there are not hydric soils or any wetlands on-site.

Flood Hazard: The FEMA Flood Insurance Rate Map showed the replatted as not being in a flood plain.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	18-24
Building Official	Y
Engineering	Y
Health Department	Y
Soil and Water	NC
Tax map	Y
Water Resources	Y – Kent Water Service
Franklin Zoning Inspector	Y

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment; NA is not applicable

06/06/18

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the replat to meet Subdivision Regulations:

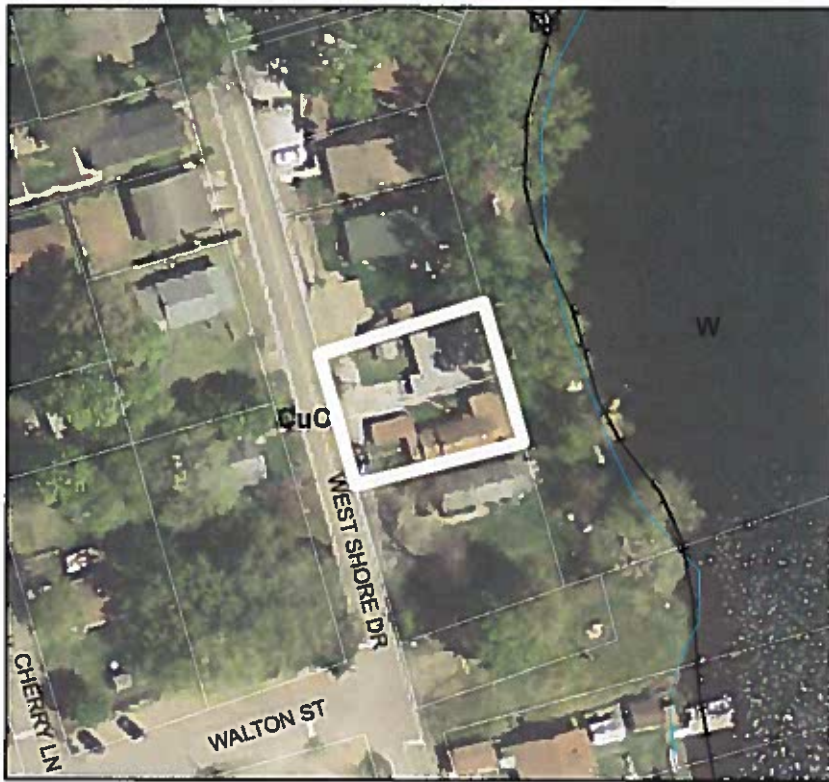
Requirements Completed

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot does not meet zoning requirements. However the lot is bring the lot more into conformance especially when compared to the surrounding lots.

ANALYSIS: Primary issue for this replatted lot involves combining the acreage to bring the lot closer into compliance. It is anticipated to be used for a single family residence.

RECOMMENDATIONS: Staff recommends approval.



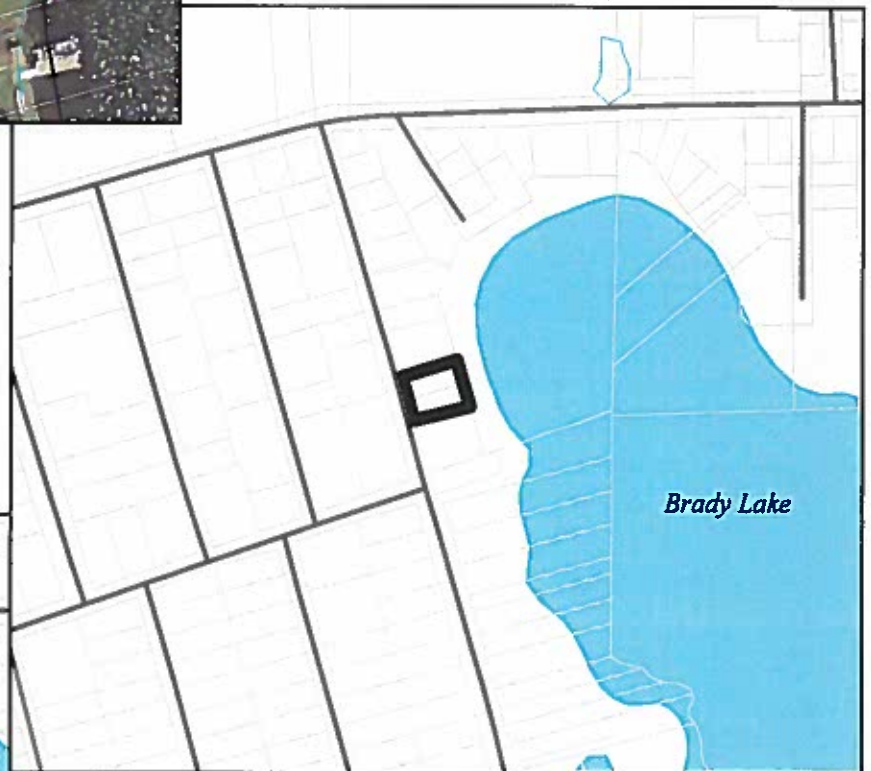
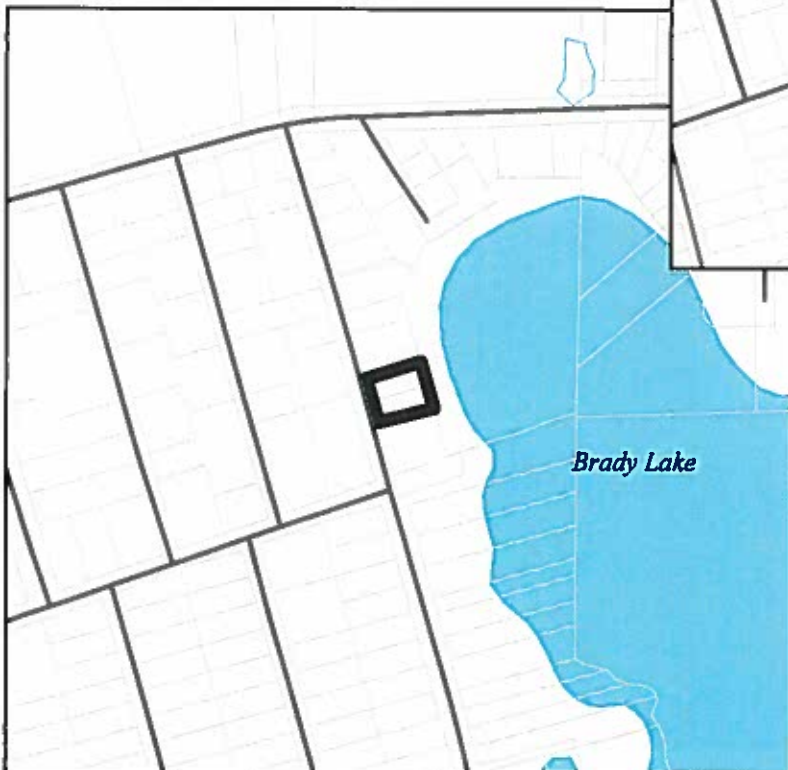
Portage County Soil Survey Digital version, 2006.



Hydric soils



0 250 500 Feet



Wetlands



Flood Zone A



Flood Zone AE

FEMA Flood Insurance Rate Map, 2013

Exhibit 3

Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

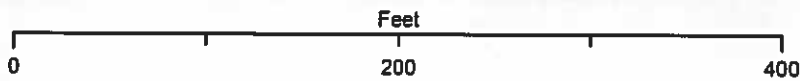
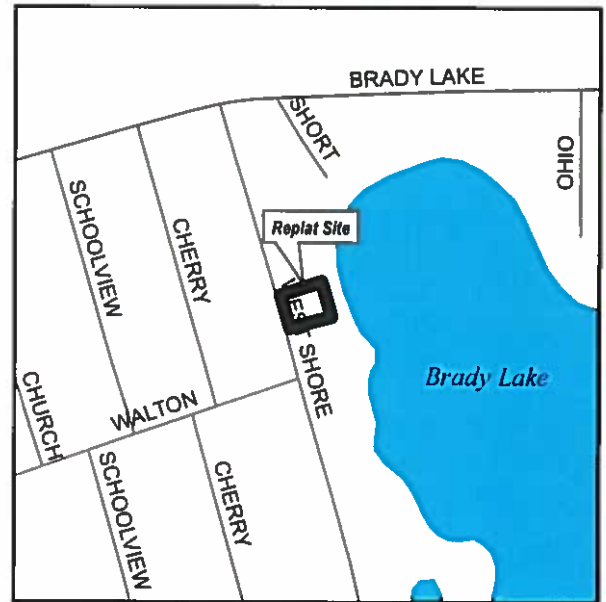
Brady Lake United Methodist Church
Land Allotment
Sublots 19 & 20 Replat

Franklin Township

Wetlands & Priority Conservation Areas

An aerial photograph of a residential neighborhood, rotated 90 degrees clockwise. A white rectangular box highlights a specific house located on West Shore Dr. The street names 'WEST SHORE DR' and 'WALTON ST' are visible on the image. The surrounding area includes other houses, trees, and a body of water in the upper right corner.

Franklin Township



**REPLAT OF SUBLOTS 55 AND 56 IN THE
“STRONG ALLOTMENT” ON YOUNGSTOWN AVENUE
DEERFIELD TOWNSHIP**

Case No. 18-25
Reviewed By: Todd Peetz
Date Submitted: 4-24-18
Due: 5-24-18 Extension of time until June 13, 2018.

APPLICANT: Roman Swerdan
 6651 Carbon Hill Road
 East Palestine OH 44413

REQUESTED ACTION & HISTORY:

The applicant requests to combine two (2) lots into one (1) lot to allow a garage to be built.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the southeast quadrant of Deerfield Township. The lots are located on the north side of Youngstown Ave and just a few hundred feet to the east is the Mahoning County line.

SIZE & ZONING: (Exhibit 2)

	Minimum	55-R
Zoning	NA	NA
Min Acreage	NA	.336 of an acre
Frontage	NA	125 feet
Width	NA	125 feet

Zoning is not applicable.

LAND USE: **Site:** There is a house on parcel and the desire is to build a garage on the other vacant parcel. The lots are being combined to have the garage and house on the same parcel.

Surrounding: The area surrounding the replatted lot no longer have a zoning designation, but the land uses are being used a single-family residential.

UTILITIES:

Available	18-25
Water	N
Sewer	N
Septic	Existing

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** There is one (1) soil type associated with this replat which is Mahoning Silt Loam (MgB) 2 to 6 percent slope.
- Mahoning Silt Loam 2 to 6 percent slopes (MgB): This soil is gently sloping in slightly convex upland areas. Runoff is medium to rapid.
- Wetlands:** According to the Portage County Wetland Inventory, there is intermittent Frenchtown soil which is associated with hydric soils, but there does not appear to be any wetlands on-site.
- Flood Hazard:** The FEMA Flood Insurance Rate Map showed the replatted parcel to be in the 100-year flood zone and will require compliance with Portage County Flood Plain/FEMA regulations.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	18-25
Building Official	CA
Engineering	Y
Health Department	Y
Soil and Water	NC
Tax map	CA
Water Resources	Y – No sewer
Deerfield Zoning Inspector	NA

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment; NA is not applicable

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the replat to meet Subdivision Regulations:

- Needs Tax Map Approval
- Needs RPC approval
 - No Vicinity Map
 - Existing House not shown
 - Signature line for Trustees not applicable
- Need Building Official Approval

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot is not subjected to zoning requirements.

ANALYSIS: Primary issue for this replatted lot involves combining the acreage to build a garage on-site. The replat itself has some deficiencies that are being corrected.

The 100-year flood plain was identified to be on-site, so the applicant will need to work with the building official when designing the new garage to meet Portage County's Flood Plain/FEMA regulations, but no other physical limitations were identified for this site.

RECOMMENDATIONS: Staff recommends approval, once the review agencies can confirm the replat is acceptable or approve an extension of time to July 8th to allow the applicant to work with review entities and their concerns.

Exhibit 3


Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Replat of Lots 55 & 56
Strong Allotment

Deerfield Township

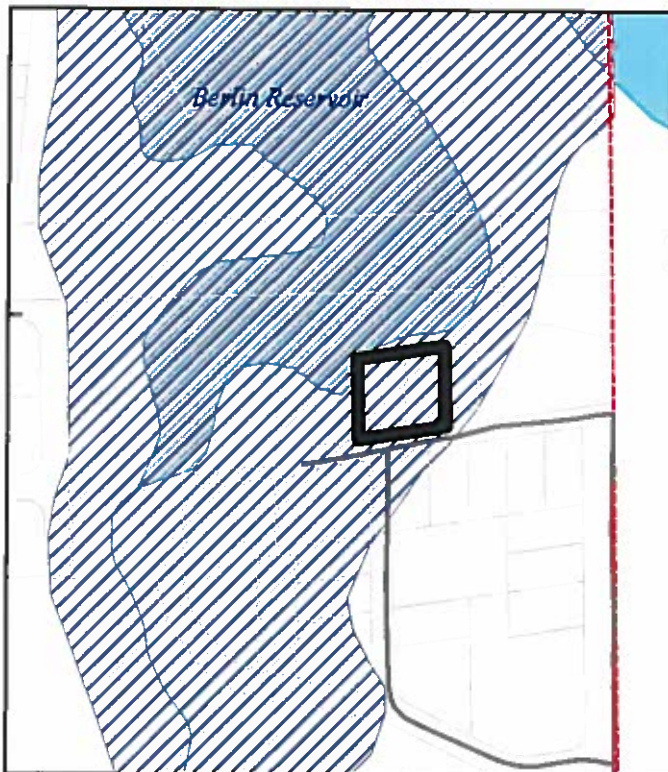


Portage County Soil Survey Digital version, 2006.

 Hydric soils



0 250 500 Feet




FEMA Flood Insurance Rate Map, 2013

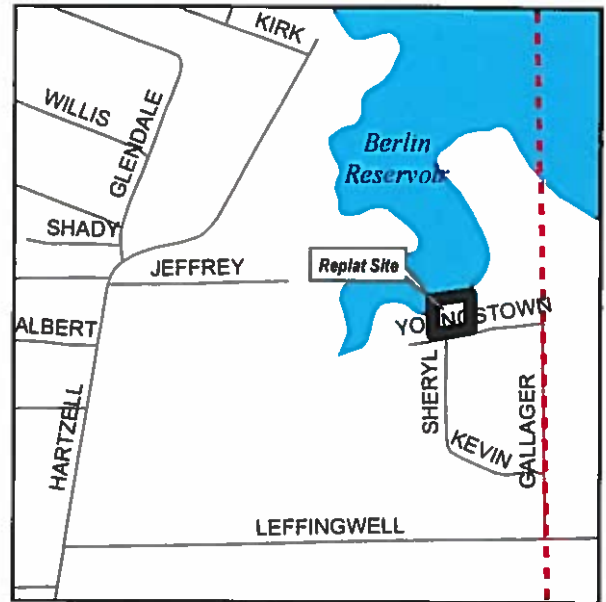
Wetlands & Priority Conservation Areas



 Wetlands

 Flood Zone A
 Flood Zone AE

Deerfield Township



Feet

0 200 400



LANDS OF RUTH N. STRONG TRUST
O.R. BOOK 1117, PAGE 140
08-002-20-00-158-000

LOT No. 55
08-002-20-00-178-000

LOT No. 56
08-002-20-00-179-000

125.00' (C&R)
125.00' (C&R)
125.00' (C&R)
125.00' (C&R)

100'05'07"W
125.00' (C&R)
125.00' (C&R)
125.00' (C&R)

51'0" W

YOUNGSTOWN AVENUE
PRIVATE DRIVE

LANDS OF
THE UNITED STATES OF AMERICA
BERLIN RESERVOIR

8700000
TLE MONUMENT

NORTHEAST
CORNER
LOT No. 2

LOT No. 60
LANDS OF
JACK T. & JULIE G. HAMILTON
O.R. BOOK 33, PAGE 704
08-002-20-00-183-000

LEGEND

- [M] - MONUMENT FOUND
 ● - IRON PIN FOUND
 ○ - 3/4" IRON PIN SET
 30" IN LENGTH
 W/CAP "RS-7380"
 (R) - RECORD DISTANCE
 (M) - MEASURED DISTANCE
 (C) - CALCULATED DISTANCE

NORTHEAST
CORNER
LOT No. 2

MAHONING COUNTY
PORTAGE COUNTY

500°05'08"E

REPLAT OF LOT No.s 55 & 56

**REPLAT OF SUBLOTS 17-R IN
THE MILFORD ESTATES ON NEW MILFORD ROAD
RANDOLPH TOWNSHIP**

Case No. 18-27
Reviewed By: Todd Peetz
Date Submitted: 5-07-18
Due: 6-07-18 Extension of time until June 13, 2018.

APPLICANT: Larry and Nancy Francis
P.O. Box 68
Randolph OH 44265

REQUESTED ACTION & HISTORY:

The applicant requests to combine two (2) lots into one (1) lot.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the southeast quadrant of Randolph Township. The lots are located on the west side of New Milford Road and north of Dibble Road.

SIZE & ZONING: (Exhibit 2)

	Minimum	17-R
Zoning		R-1 Residential
Min Acreage	2 acres	10.7 acres
Frontage	150 feet	194.2 feet
Width	NA over 10 acres	194.2 feet at road, 499.68 feet in back

Zoning is R-1 Residential.

LAND USE: **Site:** The parcel is undeveloped at this time.

Surrounding: The area surrounding the replatted lot are zoned R-1 Residential. There are existing residential homes across the street on New Milford a house south and there are houses to the north..

UTILITIES:

Available	18-27
Water	N
Sewer	N
Septic	Required

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** There are four (4) soil types associated with this replat which are Frenchtown Fr, Ravenna Silt Loam 0 to 2 percent slopes (ReA), Ravenna Silt Loam 2 to 6 percent slopes (ReB) and Oshtemo Sandy loam 2 to 6 percent slopes (OsB).
- Frenchtown (Fr): Nearly level soil on a undulating silt plain, can have excessive wetness and slow permeability.
 - Ravenna Silt Loam 0 to 2 percent slopes (ReA): This soil is nearly level soil on upland flats. The size of these soil areas vary and may have small spots of poorly drained soil.
 - Ravenna Silt Loam 2 to 6 percent slopes (ReB): This soil is gently sloping near the heads of drainage ways. Runoff is medium.
 - Oshtemo Sandy Loam 2 to 6 percent slopes (OsB): This is a gently sloping soil and irregularly shaped. There are a few spots associated with gravelly Chili Soils, but runoff is slow.
- Wetlands:** According to the Portage County Wetland Inventory, there is intermittent Frenchtown soil which is associated with hydric soils, but there does not appear to be any wetlands on-site.
- Flood Hazard:** The FEMA Flood Insurance Rate Map does not show any flood hazard areas on any of the sites.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	18-27
Building Official	NC
Engineering	Y
Health Department	D
Soil and Water	NC
Tax map	Y
Water Resources	Y – No sewer
Randolph Zoning Inspector	Y

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the replat to meet Subdivision Regulations:

Needs Health Department Approval

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot meets the zoning requirements.

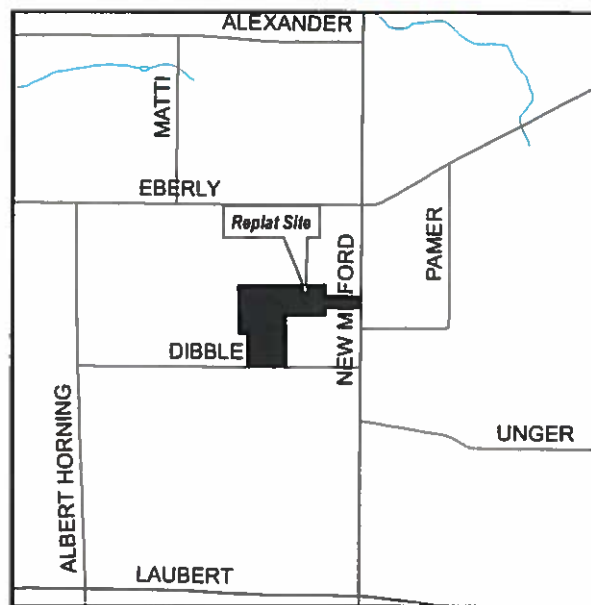
ANALYSIS: Primary issue for this replatted lot involves combining the acreage in the back to create a 10 acre parcel. There is hydric soil upfront which may have made locating a septic system difficult.

There were hydric soils identified on site, but no other physical limitations identified for this site.

RECOMMENDATIONS: Staff recommends approval, once the review agencies can confirm the replat is acceptable or approve an extension of time to July 8th to allow the applicant to work with review entities and their concerns.

An aerial photograph of a rural landscape. A white outline highlights a specific property. The property is located near a road and contains several buildings, including a large white structure and a smaller dark building. The surrounding area includes green fields, brown fields, and a line of trees. The text "DIB" is visible on the road below the property.

Randolph Township



Feet

0 200 400

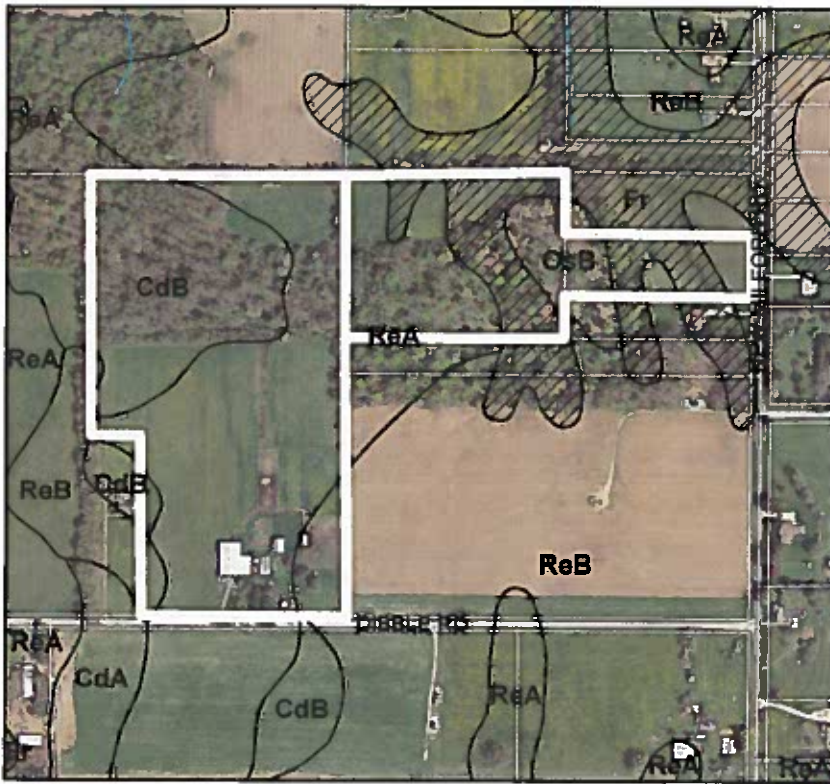
[illegible]

Exhibit 3

Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

Replat of Sublot 17-R
Lot 33 Milford Estates

Randolph Township



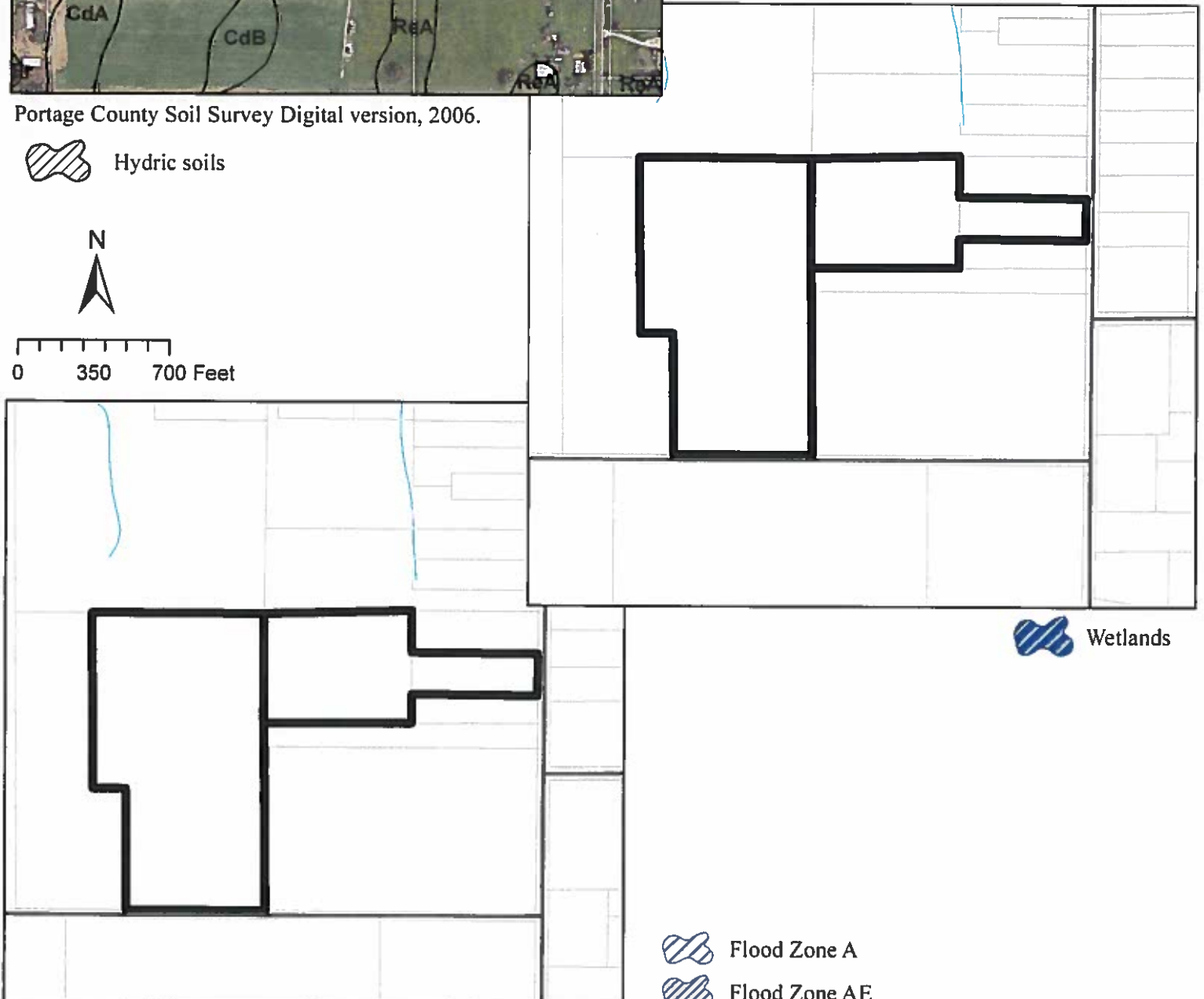
Portage County Soil Survey Digital version, 2006.

 Hydric soils



0 350 700 Feet

Wetlands & Priority Conservation Areas



FEMA Flood Insurance Rate Map, 2013

**REPLAT of BLOCK B-R7 WINTERGREEN SUBDIVISION LOTS 88-99
ROOTSTOWN TOWNSHIP**

Case No. 18-28
Reviewed By: Todd Peetz
Date Submitted: 5-16-18
Due: 6-16 -18

APPLICANT: Roots-1 LLC
 8000 Gotham Road
 Garrettsville, OH 44231

REQUESTED ACTION & HISTORY:

The applicant requests approval to create 12 lots, lots 88-99 from the Block BR-7. This replat also includes an open space block that connects to Rootstown Road to the east. This is the next phase of the platting process for the Wintergreen Subdivision in Rootstown Township.

See combined aerial of all the parcels together.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the northwest quadrant of Rootstown Township. The lot is located near Lake Hodgson and off of Misty Glen.

SIZE & ZONING: (Exhibit 2)

	Minimum Required	88	89	90	91	92	93	94	95	96	97	98	99
Zoning		R-2	R-2	R-2	R-2	R-2	R-2	R-2	R-2	R-2	R-2	R-2	R-2
Min Acreage	.31 of an acre	.22 of an acre	.22 of an acre	.27 of an acre	.28 of an acre	.41 of an acre	.57 of an acre	.59 of an acre	.25 of an acre	.26 of an acre	.26 of an acre	.26 of an acre	.26 of an acre
Frontage	60 feet	80 feet	80 feet	95 Feet	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet	95 Feet	80 feet	80 feet
Width	80 feet	80 feet	80 feet	95 Feet	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet	95 Feet	80 feet	80 feet

R-2 Single-Family Residential 2/ Planned Residential Zoning.

LAND USE: Site: The parcels are all undeveloped at this time.

Surrounding: The area surrounding the replatted lots are zoned (R-2) Single-Family Residential. There are existing residential homes and undeveloped parcels in the area of the properties.

UTILITIES:

There is water and sewer available to the properties.

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

Soils: There are two soil types associated with these replats which are Wadsworth Silt Loam 2 to 6 percent slopes and Oshtemo Sandy Loam, 6 to 12 percent slopes.

- Wadsworth Silt Loam, 2 to 6 percent slopes (WaB): Most areas of this gently sloping soil are large and irregular in shape. Seasonally high water table.
-
- Oshtemo Sandy Loam, 6 to 12 percent slope (OsC): This soil is gently sloping soil on rolling kames and terrace breaks. Usually in areas of less than 10 acres in size.

Wetlands: According to the Portage County Wetland Inventory, there do not appear to be wetlands on any of these parcels.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on the site.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	
Building Official	Y
Engineering	Y
Health Department	NC
Soil and Water	NC
Tax map	Y
Water Resources	Y
Rootstown Zoning Inspector	Y

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment

06/05/18

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

There are no corrections needed.

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lots meet zoning requirements.

ANALYSIS: Primary issues for these replatted lots involve creating 12 new lots as part of the phasing of the project.

There were no physical limitations identified for this site.

RECOMMENDATIONS: Staff recommends approval.

Exhibit 1

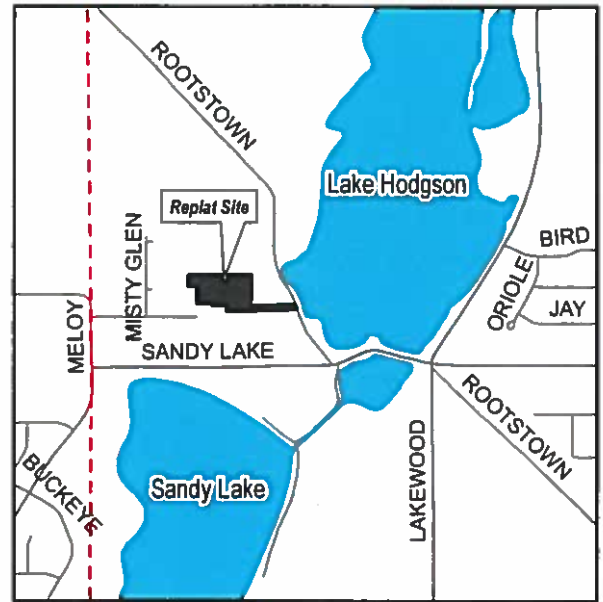


Feet
0 200 400



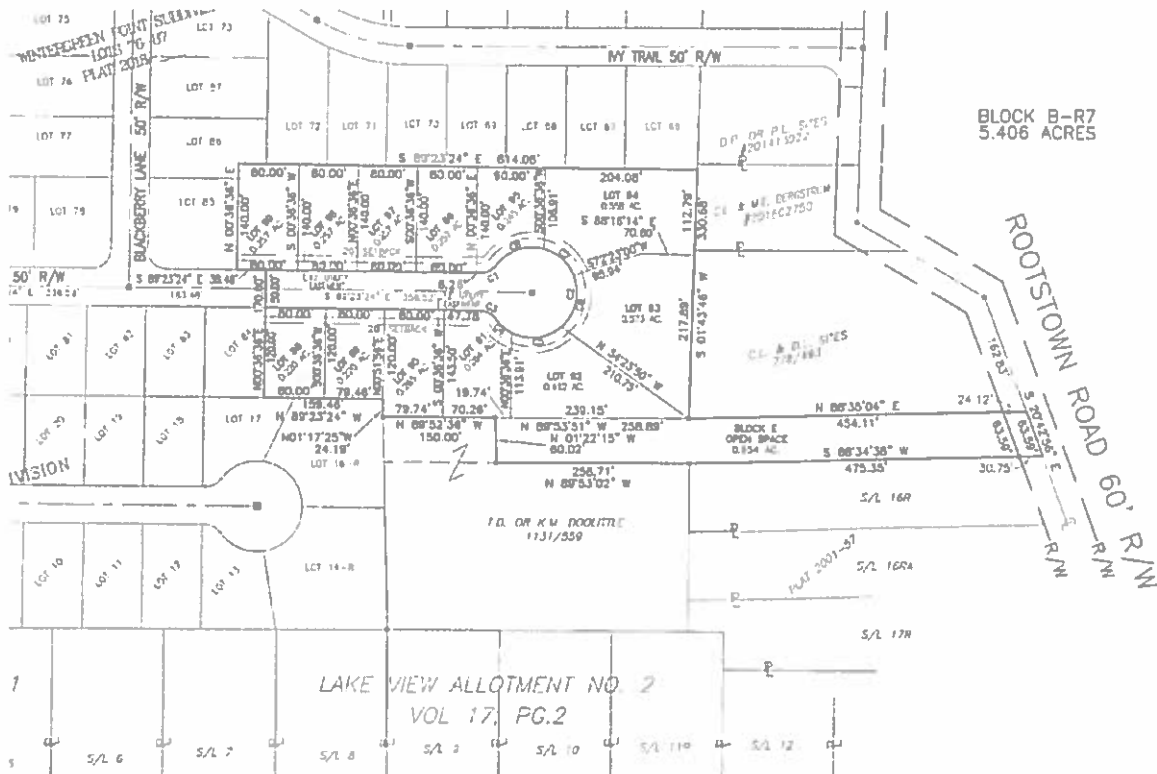
Wintergreen Point Subdivision Block B-R7 Replat

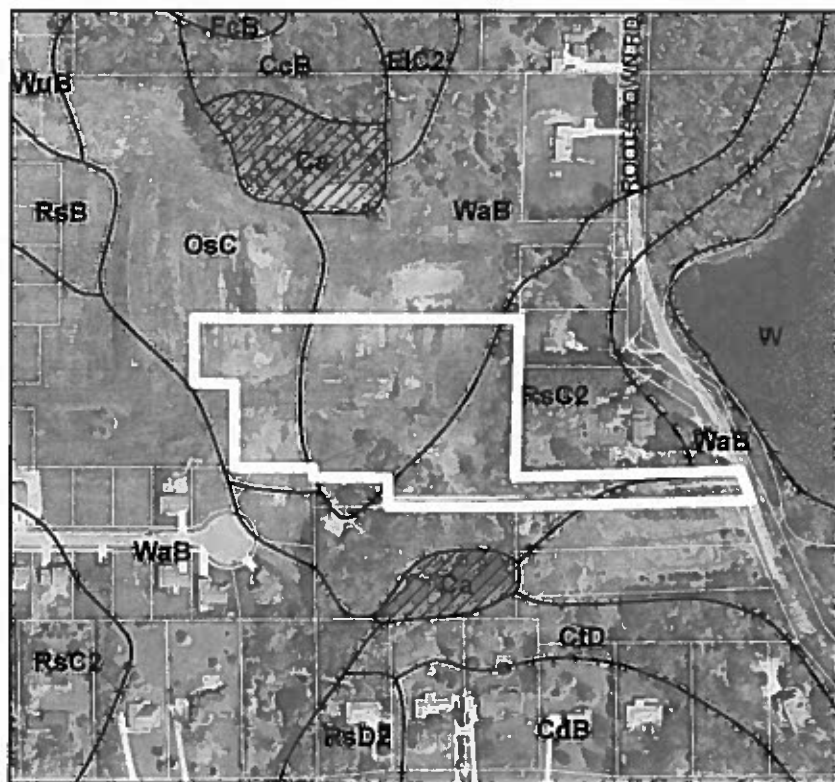
Rootstown Township



0 0.25 0.5 Miles

Exhibit 2
Replat





Portage County Soil Survey Digital version, 2006.



Hydric soils



0 250 500 Feet



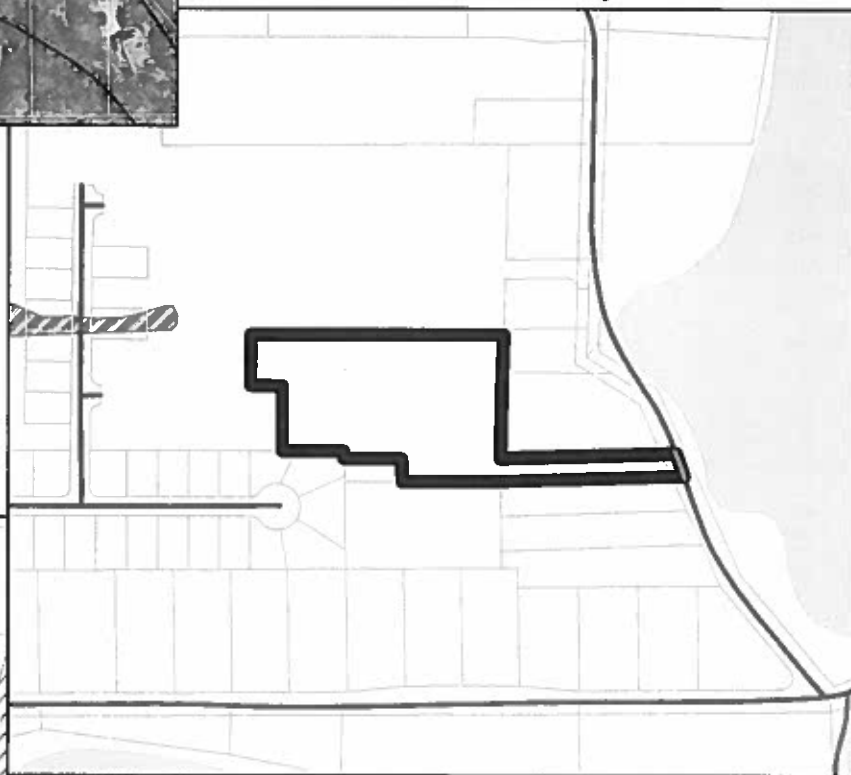
FEMA Flood Insurance Rate Map, 2013

Exhibit 3 **Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas**

Wintergreen Point Subdivision
Block B-R7 Replat

Rootstown Township

Wetlands & Priority Conservation Areas



Wetlands



Flood Zone A



Flood Zone AE

**REPLAT OF SUBLOTS 22R and 19 IN BLOCK "Q" IN
THE McELRATH PARK ALLOTMENT
RAVENNA TOWNSHIP**

Case No. 18-29
Reviewed By: Todd Peetz
Date Submitted: 5-21-18
Due: 6-21-18

APPLICANT: John C. Macik Jr
 4893 Lake Rockwell Road
 Shalersville, OH 44266

REQUESTED ACTION & HISTORY:

The applicant requests to combine six (6) lots in order to create two (2) buildable lots.

LOCATION: Vicinity Map (Exhibit 1)

The proposed lots are located in the northwest quadrant of Ravenna Township. The lots are located in the McElrath Park Allotment in the McElrath community.

SIZE & ZONING: (Exhibit 2)

	Minimum	22-RR	19-R
Zoning		RH	RH
Min Acreage	.2 of an acre	.27 of an acre	.27 of an acre
Frontage	60 feet	90 feet	90 feet
Width	60 feet	90 feet	90 feet

Zoning is Residential High

LAND USE: **Site:** The parcels are all undeveloped at this time.

Surrounding: The area surrounding the replatted lots are zoned (RH) Residential High. There are existing residential homes across the street on Sumner Street and a home behind lot 19-R and there are some undeveloped parcels in the area of the properties.

UTILITIES:

Available	18-29
Water	Y
Sewer	Y
Septic	NA

PHYSICAL LIMITATIONS TO DEVELOPMENT (Exhibit 3):

- Soils:** There is one soil types associated with this replat which is Ravenna Silt Loam 0 to 2 percent slopes.
- Ravenna Silt Loam 0 to 2 percent slopes (ReA): This soil is nearly level soil on upland flats. The size of these soil areas vary and may have small spots of poorly drained soil.

Wetlands: According to the Portage County Wetland Inventory, there do not appear to be any wetlands on this parcel.

Flood Hazard: The FEMA Flood Insurance Rate Map does not show any flood hazard areas on any of the sites.

COMMENTS FROM OTHER DEPARTMENTS & AGENCIES:

Review Entity	18-29
Building Official	Y
Engineering	Y
Health Department	NC
Soil and Water	NC
Tax map	Y
Water Resources	Y
Ravenna Zoning Inspector	Y

Y is acceptable; CA is Conditional Approval; D is not acceptable; NC is No Comment

COMPLIANCE WITH COUNTY SUBDIVISION REGULATIONS:

The following changes must be made for the replat to meet Subdivision Regulations:

All comments addressed

COMPLIANCE WITH TOWNSHIP ZONING REGULATIONS:

The replatted lot meet zoning requirement.

06/06/18

ANALYSIS: Primary issue for this replatted lot involves combining 6 parcels to meet zoning requirements for 2 parcels and to better utilize the properties.

There were no physical limitations identified for this site.

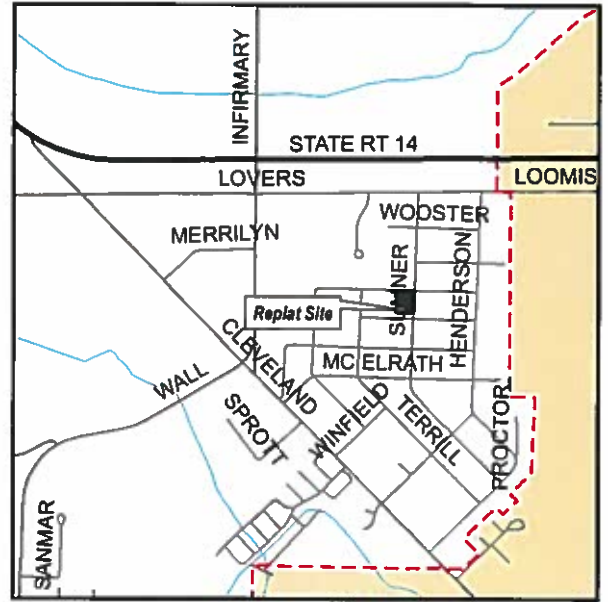
RECOMMENDATIONS: Staff recommends approval.

Exhibit 1

**McElrath Park Allotment
Block Q
Sublots 22R & 19 Replat
Ravenna Township**



Feet
0 50 100



0 0.25 0.5 Miles

**Exhibit 2
Replat**

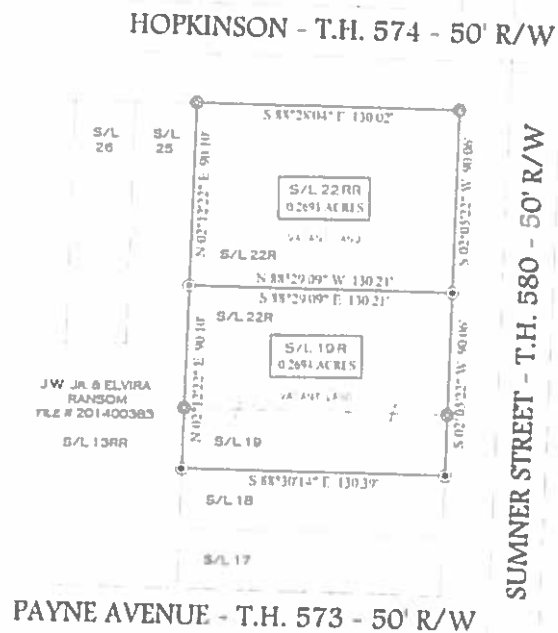


Exhibit 3

Soils, Wetlands, Flood Hazard Areas & Priority Conservation Areas

McElrath Park Allotment Block Q
Sublots 22R & 19 Replat

Ravenna Township



Portage County Soil Survey Digital version, 2006.

 Hydric soils





0 250 500 Feet

Wetlands & Priority Conservation Areas



 Wetlands

 Flood Zone A
 Flood Zone AE

FEMA Flood Insurance Rate Map, 2013

**FRANKLIN TOWNSHIP
ZONING CODE UPDATE WITH AMENDMENTS
June 2018**

Received: May 24, 2018

Meeting Date: June 13, 2018

Reviewed by: Todd Peetz

The rationale provided by the township is attached.

Background/Rationale: When Brady Lake Village dissolved it became part of Franklin Township. Part of the process of being situated in Franklin Township was to designate zoning to the area. When Brady Lake was still a Village it had its own zoning. Every Community in Portage County has zoning with the exception of Deerfield Township. Each communities zoning is unique to that community and really becomes part of its personality. The Township is required to assign zoning to what was former Brady Lake Village and were also sensitive to these residents being new too Franklin Township. A concern was enacting zoning that was significantly different than what they already had. The Township worked with Regional Planning to review the former Brady Lake Village zoning designations and compare them to Franklin Township. Brady Lake Village had four (4) zoning designations R-1, R-2, R-3 and C-1. When we compared those designations to the Township they were very similar. There were some differences in permitted uses, lot area requirements and conditional uses. What was suggested was to call the existing areas R-1B, R-2B, R-3B and C-1B. In additiona the only other real change was to streamline the conditional use requirements with what the Township had for consistency with future Board of Zoning Appeals applications.

Franklin Township also inherited village owned property, which included the Village Hall, the old Village Hall, fire station and a Community Park. The Township can use the properties or sell them. The informal comments from the residents were to use the existing park as a park, but the rest of the properties the Township can use how they desire. The Township had also received the responsibility of fixing several of the roads that were in disrepair and were hoping that selling some of these properties would help the Township recoup their costs. Those properties were all zoned C-1 commercial, but for the most part are not in locations that are prime for commercial. The alternate is to create a zoning classification that would also allow for residential development or commercial development and that is the fifth new category being added and called R-1/C-1.

Additional amendments were made to address existing wording or process inconsistencies in Chapter 3. In addition to add all the new sections and have them fit there is a significant bit of renumbering within the Chapter just to be aware of.

Also of note is the Township desires to re-evaluate the Brady Lake area at some point in the near future and just merge the zoning categories.

**Amendment 1
Creating New Sections**

Creating New Sections: **Section 311.00 R-1B Low Density Residential, Brady Lake**
 Section 312.00 R-1/C-1 Mixed Use Low Density Residential, Local
 Commercial District
 Section 314.00 R-2B Medium Density Residential, Brady Lake
 District
 Section 316.00 R-3B High Density Residential, Brady Lake District
 Section 321.00 C-1B Local Commercial, Brady Lake District

See attached document for those sections.

Section 311.00 is page 10

Section 312 is page 13

Section 314 is page 21

Section 316 is page 28

Section 321 is page 40

Staff Comments: The zoning categories are almost the exact same as they were with Brady Lake with some exceptions related to what a permitted or conditional use are and the conditions associated with them. A great deal of effort went into minimizing the changes. The biggest changes are on the properties that were owned by the Village. The Township is creating a new district to also allow for residential to allow for more flexibility and reflect what is built around those properties.

Staff Recommendation: Staff would recommend approval.

**Amendment 2
Creating Language for C-1/I-2 and I-2/C-2**

Rationale: Franklin Township has two mixed use districts, C-1/I-1 and I-2/C-2, without corresponding sections identifying the regulations for the mixed use. The Zoning Commission created regulations for these mixed use districts by melding the two separate district regulations, keeping the integrity of each district. If a building project was to be truly mixed use within one structure, then the most restrictive of either part of the code would be applied.

Staff Comments: C-1/I-1 Local Commercial, Industrial Research and Office and I-2/C-2 Industrial, Service Commercial are found on page 50 and 64. This is to give those categories their own corresponding language.

Staff Recommendation: Staff would recommend approval

Amendment 3
Cleaning up inconsistencies found in the book

Rationale: In reviewing the Franklin Township Zoning Resolution Chapter 3, the Zoning Commission also corrected a few inconsistencies in language and references.

Staff Comments: We reviewed the inconsistencies, for the most part they were very minor and the correction provided better guidance, for consistency and or corrected poor grammar.

Staff Recommendation: Staff would recommend approval.

Amendment 4
Update the Zoning Map

Rationale: Franklin Township Zoning Map needs to be updated consistent with the proposed zoning designations. The changes to the map reflect the addition of former Brady Lake Village.

Staff Comments: The proposed changes match the same boundaries that Brady lake Village had for these categories. The exception would be the R-1/C-1 designations which are currently owned by Franklin Township.

Staff Recommendation: Staff would recommend approval.

Franklin Township Zoning Commission

Reasons for updates/additions to Chapter 3—Districts

1) The addition of districts R-1B, R-2B, R-3B and C-1B incorporate the former Brady Lake Village districts into Franklin Township. The decision was made to only add the former Brady Lake Village district code to the Franklin Township code. When these districts were added, the former Brady Lake Village regulations were basically retained; however the correlating Franklin Township “Conditional Uses” language was used in all of the former Brady Lake Village districts to provide consistency.

2) After consultation with the Franklin Township Trustees, the Zoning Commission created a new mixed use district, R-1/C-1. This district would be applied to the parcels of land formerly owned by Brady Lake Village that had been zoned C-1 only. This will provide an opportunity for expanded use and is more compatible with the abutting R-1B districts.

3) Franklin Township has two mixed use districts, C-1/I-1 and I-2/C-2, without corresponding sections identifying the regulations for the mixed use. The Zoning Commission created regulations for these mixed use districts by melding the two separate district regulations, keeping the integrity of each district. If a building project was to be truly mixed use within one structure, then the most restrictive of either part of the code would be applied.

4) In reviewing the Franklin Township Zoning Resolution Chapter 3, the Zoning Commission also corrected a few inconsistencies in language and references.

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

**CHAPTER 3
DISTRICT REGULATIONS**

Section 300.00 Establishment of Districts

The unincorporated territory of Franklin Township, Portage County, Ohio, is hereby divided into zone districts. All regulations are uniform for each building, structure, or use within each zone district.

Section 300.01 Types of Districts

For the purpose of promoting the public health, safety, and morals of the community, Franklin Township is hereby divided into zoning districts. Each zoning district shall be of such number, area, shape, kind, common unity of purpose, and adaptability of uses that are deemed most suitable to carry out the purpose of this Resolution. Except as otherwise specified in this Resolution, all new non-contiguous districts must consist of a minimum of twenty-five (25) acres.

For the purpose of this Resolution, the Township of Franklin is divided into the following districts:

O-C Open Space – Conservation District

R-R Rural Residential District

R-1 Low Density ~~Suburban~~ Residential District

R-1B Low Density ~~Suburban~~ Residential, Brady Lake District
R-1/C-1 Mixed Use Low Density Residential, Local Commercial District

R-2 Medium Density Residential District

R-2B Medium Density Residential, Brady Lake District

R-3 High Density Residential District

R-3B High Density Residential, Brady Lake District

R-4 Multi Family Residential District

C-1 Local Commercial District

C-1B Local Commercial, Brady Lake District

C-1/R3 Mixed Use Local Commercial High Density Residential District

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

C-1/I-1 Mixed Use Local Commercial, Industrial Research and Office District

C-2 Service/Commercial District

I-1 Industrial Research and Office District

I-2 Industrial District

I-2/C-2 Mixed Use Industrial, Service/Commercial District

R-O Research and Office District

Section 300.02 Official Zoning Map

The districts established in Section 300.01 shall be shown on the Official Zoning Map, which together with all data, references, explanatory material, and notations shown thereon, is hereby made a part of this Resolution. A legal copy of this map is on file in the office of the Township Fiscal Officer.

A word description of the limits of each such zone is annexed hereto by schedule. Any changes in such map hereafter made shall be key numbered to marginal references thereon, with date of change and reference to Trustees' minutes authorizing such change, initialed by the Zoning Inspector. In event of discrepancy between map and minutes of adoption or amendment the minute record shall control.

Section 300.03 Interpretation of District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the zoning map, the following rules shall apply.

A. Where Boundaries Approximately Follow Streets, Alleys, or Highways

Where district boundaries are indicated as approximately following the center line or right-of-way line of streets, the center line or alley line of alleys, or the center line or right-of-way lines of highways, such lines shall be construed to be such district boundaries.

B. Where Boundaries Parallel Street Right-of-Way Lines, Alley Lines, or Highway Right-of-Way Lines

Where district boundaries are so indicated that they are approximately parallel to the center lines of right-of-way lines of streets, the center lines or alley lines of alleys, or the center lines or right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

C. Vacation of Public Ways

Whenever any street or public way is vacated in the manner authorized by law the Zoning Districts adjoining each side of the street or public way shall be automatically extended to the center of such vacations and all areas included in the vacation shall thereafter be subject to all regulations of the extended Districts.

Section 301.00 O-C Open Space-Conservation District

Section 301.01 Purpose

This district is established for the purpose of avoiding the problems created by intensive development of areas having excessively high water tables, which are subject to flooding, or which are topographically unsuited for urban type uses. This district may also be used to preserve and protect areas having distinctive geologic, topographic, botanic, historic, or scenic areas; and to conserve natural resources and tracts of land.

Section 301.02 Uses

Within an O-C Open Space-Conservation District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

Single-family dwelling.

2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 402.00.

b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.
- b. Commercial stables, subject to the provisions of Section 601.01.B Subsections 2, 4, 5, 11.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- c. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B subsections 54.

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

- b. Extraction and Mining operations, subject to the provisions of Section 601.01.B Subsections 47.
- c. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

- a. Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 301.03 Lot Requirements

- A. Minimum Lot Area per Dwelling Unit – Five (5) gross acres.
- B. Minimum Lot Width at Building Line – Three hundred (300) feet.
- C. Minimum Lot Frontage – Sixty (60) feet.

Section 301.04 Yard Requirements

- A. Minimum Front Yard Depth – One hundred (100) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width on Each Side
 - 1. Principal Building – Twenty-five (25) feet.
 - 2. Accessory Building – Ten (10) feet.

Section 301.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 301.06 Minimum Living Floor Area

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

Section 302.00 R-R Rural Residential District

Section 302.01 Purpose

The purpose of this district is to accommodate low density residential development in areas

**Franklin Township Zoning Resolution
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where the underground water supply or the soil conditions for septic tanks are inadequate to accommodate a higher density and to accommodate a low-density residential development that typically occupy large open land areas in order to preserve the rural-like features and character of certain portions of the Township.

Section 302.02 Uses

Within an R-R Rural Residential District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

Single-family dwelling.

2. Open Space/Recreation Uses

a. Agricultural uses as regulated in Section 402.00.

b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

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2. Open Space/Recreational Uses

- a. Cemeteries, subject to the provisions of Section 601.01.B Subsection 43.
- b. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- c. Public, Private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 302.03 Lot Requirements

- A. Minimum Lot Area – Two (2) net acres.
- B. Minimum Lot Width at Building Line – One hundred fifty (150) feet.
- C. Minimum Lot Frontage – Sixty (60) feet.

Section 302.04 Yard Requirements

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- A. Minimum Front Yard Depth – One hundred (100) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width on Each Side
 - 1. Principal Building – Twenty-five (25) feet.
 - 2. Accessory Building – Ten (10) feet.

Section 302.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 302.06 Minimum Living Floor Area

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

Sections 303-309 Intentionally left blank for future use.

Section 310.00 R-1 Low Density Residential District

Section 310.01 Purpose

This district is established to accommodate low density single-family residential dwellings. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewage and water systems, streets, schools, and other community facilities and services.

Section 310.02 Uses

Within an R-1 Low Density Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

- A. Permitted Uses
 - 1. Residential Uses
 - Single-family dwelling.
 - 2. Open Space/Recreation Uses
 - a. Agricultural uses as regulated in Section 402.00.

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b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

a. Home employment, subject to the provisions of Section 407.00.

b. Accessory buildings – as regulated in Section 405.06.

c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

3. Community Facilities

a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.

b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.

c. Public, private, and parochial schools, subject to the provisions of Section 601.01.B

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Subsections 57.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 310.03 Lot Requirements

- A. Minimum Lot Area – 20,000 square feet, excluding any portion within the right-of-way of any street, alley, road, or thoroughfare or that land lying under a natural body of water or wetland.
- B. Minimum Lot Width at Building Line – One hundred (100) feet
- C. Minimum Lot Frontage – One hundred (100) feet

Section 310.04 Yard Requirements

- A. Minimum Front Yard Depth – Forty-five (45) feet
- B. Minimum Rear Yard Depth – Fifty (50) feet
- C. Minimum Side Yard Width – Twelve (12) feet

Section 310.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 310.06 Minimum Living Floor Area

Minimum living floor area of 1,200 square feet on the first floor, per individual dwelling unit.

Section 311.00 *R-1B Low Density Residential, Brady Lake District*

Section 311.01 Purpose

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The purpose of the Residential “R-1B” District is to encourage the establishment of low density single family dwellings not to exceed three (3) dwelling units per gross acre. Centralized sewer facilities are required, unless a single-family without centralized sewer is one and one-half (1 1/2) acres.

Section 311.02 Uses

A. Permitted Uses

1. Single family dwellings

In a Residential “R-1B” District no building, structure, or premises shall be used and no building or structure shall be erected which is not intended to be used as a single-family dwelling.

2. Accessory Uses

- a. ~~One (1) private garage shall be permitted if located on the same lot as the principal building or structure.~~ Accessory buildings: as regulated in section 405.06.
- b. Signs—as regulated in Chapter 7.
- c. Rooms may be rented or room and board furnished to not more than two (2) unrelated persons in a single-family dwelling, provided no sign is used to advertise such use.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B

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Subsections 1, 2, 3, 4, 5, 17, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- c. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

5. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 311.03 Lot Requirements

A. Minimum Lot Area

- 1. Single-family dwelling with centralized sewer—14,520 square feet.
- 2. Single-family dwellings without centralized sewer—one and one half (1 1/2) acres

B. Minimum Lot Frontage—Eighty (80) feet.

Section 311.04 Yard Requirements

- A. A building shall set back from the street the average distance of other building on the street, provided that in plats for future development, setback lines shall be fifty (50) feet from the right-of-way.
- B. Side yard—minimum side yard width shall be ten (10) feet.
- C. Rear yard—rear yard building shall conform to the established setback line on that street, provided that in plats for future development, setback lines shall be forty (40) feet from

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the lot line.

- D. No boat, camper trailer or recreational vehicle shall be stored in any required front or side yard nor between any dwelling and road right-of-way abutting the lot on which the dwelling is located, except that any boat, camper trailer, or recreational vehicle may be located in the rear yard but not closer than five (5) feet to any property line abutting the rear yard.

Section 311.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 311.06 Minimum Living Space

No single family dwelling shall be occupied having less than 1040 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structure not intended for human occupancy.

Section 311.07 Parking

As regulated in Chapter 8.

Section 312.00 R-1/C-1 Mixed Use Low Density Residential, Local Commercial District

Section 312.01 Purpose

This district is to accommodate a mix of low density single-family residential dwellings and/or to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. The stipulated residential densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewage and water systems, streets, schools, and other community facilities and services. In the commercial aspect of this district, it is intended that the design will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 312.02 Uses

Within a R-1/C-1 Mixed Residential Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

Single-family dwelling.

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2. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out and/or drive thru), pizza shops, and ice cream parlors.
- c. Personal Services Establishments¹ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

3. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 402.00.
- b. Parks for passive recreational facilities in compliance with Section 415.00.

4. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- b. If the intended use is BOTH Residential and Commercial in nature, then the most restrictive part of either code shall be applied.

5. Community Facilities

Adult family home in compliance with Section 419.00.

6. Accessory Uses

- a. Home employment, subject to the provisions of Section 407.00.
- b. Accessory buildings – as regulated in Section 405.06. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.

¹ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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- c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
- b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
- d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.

3. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

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4. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.
- f. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
- g. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

6. Accessory Uses

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Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 312.03 Lot Requirements

A. Residential:

1. Minimum Lot Area – 20,000 square feet, excluding any portion within the right-of-way of any street, alley, road, or thoroughfare or that land lying under a natural body of water or wetland.
2. Minimum Lot Width at Building Line – One hundred (100) feet
3. Minimum Lot Frontage – One hundred (100) feet

B. Commercial:

1. Minimum Lot Area – Consistent with the Development Plan
2. Minimum Lot Width at Building Line – Consistent with the Development Plan
3. Minimum Lot Frontage – Consistent with the Development Plan

Section 312.04 Yard Requirements

A. Residential:

1. Minimum Front Yard Depth – Forty-five (45) feet
2. Minimum Rear Yard Depth – Fifty (50) feet
3. Minimum Side Yard Width – Twelve (12) feet

B. Commercial:

1. Minimum Front Yard Depth – Fifty (50) feet.
2. Minimum Rear Yard Depth – Twenty-five (25) feet.
3. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.

Section 312.05 Maximum Building Height

A. Main building: No structure shall exceed thirty-five (35) feet in height.

B. Accessory buildings: As specified in Section 405.06.

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Section 312.06 Residential Minimum Living Floor Area

Minimum living floor area of 1,200 square feet on the first floor, per individual dwelling unit.

Section 312.07 Parking and Loading Requirements

As regulated in Chapter 8.

Section 313.00 R-2 Medium Density Residential District

Section 313.01 Purpose

The purpose of this district is to provide for single and two-family residences at a density of two to four dwelling units per net acre.

Section 313.02 Uses

Within an R-2 Medium Density Residential District no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

- a. Single-family dwelling
- b. Two-family dwelling

2. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 402.00.
- b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

Adult family home in compliance with Section 419.00.

4. Accessory Uses

- a. Home employment, subject to the provisions of Section 407.00.
- b. Accessory buildings – as regulated in Section 405.06.
- c. Signs – As regulated in Chapter 7.

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B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- d. Public, Private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to

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the provisions of Section 601.01.B Subsections 54.

- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 313.03 Lot Requirements

A. Minimum Lot Area

- 1. Single-family dwelling – Eleven thousand (11,000) square feet.
- 2. Two-family dwelling – Twenty-two thousand (22,000) square feet.
- 3. All other uses: 35,000 square feet.

B. Minimum Lot Width at Building Line

- 1. Single-family dwelling – Eighty (80) feet.
- 2. Two-family dwelling and all other uses – One hundred (100) feet.

C. Minimum Lot Frontage – Fifty (50) feet.

Section 313.04 Yard Requirements

A. Minimum Front Yard Depth – Thirty (30) feet.

B. Minimum Rear Yard Depth – Thirty (30) feet.

C. Minimum Side Yard Width – Ten (10) feet.

Section 313.05 Maximum Building Height

A. Main building: Thirty-five (35) feet.

B. Accessory buildings: As specified in Section 405.06.

Section 313.06 Minimum Living Floor Area

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

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Section 314.00 *R-2B Medium Density Residential, Brady Lake District*

Section 314.01 Purpose

The purpose of the Residential “R-2B” District is to encourage the establishment of low density single family and two-family dwellings not to exceed four and one-half (4 ½) dwellings per acre. Centralized sewer facilities are required unless a single-family dwelling without centralized sewer is one and one-half (1 ½) acres in size or two-family dwellings without centralized sewer is two and one-half (2 ½) acres in size.

Section 314.02 Uses

A. Permitted Uses

1. Single family dwelling
2. Two-family dwelling

No building, structure, or premises shall be used and no building, structure, or premises shall be erected which is not intended to be used as either a single-family dwelling or a two-family dwelling.

3. Accessory Uses in Residential “R-2B” Districts

- a. ~~A private garage shall be permitted if located on the same lot as the principal building or structure.~~ Accessory buildings as regulated in section 405.06.
- b. Signs as regulated in Chapter 7.
- c. Rooms may be rented, or room and board furnished to not more than two (2) unrelated persons in a single-family dwelling, provided no sign is used to advertise such use.

Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

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Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- d. Public, Private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home Based Businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 314.03 Lot Requirements

A. Minimum Lot Area

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1. Single family dwelling with centralized sewer—14,520 square feet.
2. Single family dwelling without centralized sewer—one and one-half (1 ½) acres.
3. Two family dwelling with centralized sewer—19,300 square feet.
4. Two family dwelling without centralized sewer—two and one-half (2 ½) acres.

B. Minimum Lot Frontage

1. Single family—80 feet.
2. Two family—90 feet.

Section 314.04 Yard Requirements

- A. A building shall set back from the street the average distance of other buildings on the street, provided that in plats for future development, setback lines shall be fifty (50) feet from the right-of-way.
- B. Side yard—minimum side yard width shall be ten (10) feet.
- C. Rear yard—Rear yard buildings shall conform to the established setback line on that street, provided that in plats for future development, setback lines shall be forty feet (40') from the lot line.
- D. No boat, camper trailer or recreational vehicle shall be stored in any required front or side yard nor between any dwelling and road right-of-way abutting the lot on which the dwelling is located, except that any boat, camper trailer or recreational vehicle may be located in the rear yard but not closer than five (5) feet to any property line abutting the rear yard.

Section 314.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 314.06 Minimum Living Space

- A. No single-family dwelling shall be occupied having less than 1040 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.
- B. No two-family dwelling shall be occupied having less than 960 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.

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Section 314.07 Parking Requirements

As regulated in Chapter 8.

Section 315.00 R-3 High Density Residential District

Section 315.01 Purpose

The purpose of this district is to provide for high-density residential development in built-up portions of the community, thereby providing for the orderly extension of public facilities by encouraging high-density residential development to take place in these areas at densities up to twelve (12) dwelling units per net acre.

Section 315.02 Uses

Within an R-3 High Density Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

- a. Single-family dwelling.
- b. Two-family dwelling
- c. Three-family dwellings.

2. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 402.00.
- b. Parks for passive recreational facilities in compliance with Section 415.00.

3. Community Facilities

- a. Adult family home in compliance with Section 419.00.
- b. Home day care for children and adults in compliance with Section 418.00.
- c. Residential facility for up to eight residents in compliance with Section 420.00.

4. Accessory Uses

- a. Home employment, subject to the provisions of Section 407.00.

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- b. Accessory buildings – as regulated in Section 405.06.
- c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

- a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
- b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.

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- f. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home based businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 315.03 Lot Requirements

A. Single-Family Dwelling:

- 1. Minimum Lot Area – Eleven thousand (11,000) square feet.
- 2. Minimum Lot Width at the Building Line – Eighty (80) feet.
- 3. Minimum Lot Frontage – Fifty (50) feet.
- 4. Minimum Front Yard Depth – Thirty (30) feet.
- 5. Minimum Rear Yard Depth – Thirty (30) feet.
- 6. Minimum Side Yard Width – Ten (10) feet.
- 7. Maximum Building Height – Thirty-five (35) feet.

B. Two-Family Dwelling:

- 1. Minimum Lot Area – Twenty-two thousand (22,000) square feet.
- 2. Minimum Lot Width at Building Line – One hundred (100) feet.

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3. Minimum Lot Frontage – Fifty (50) feet.
4. Minimum Front Yard Depth – Thirty (30) feet.
5. Minimum Rear Yard Depth – Thirty (30) feet.
6. Minimum Side Yard Width – Ten (10) feet.
7. Maximum Building Height – Thirty-five (35) feet.

C. Three-family and Multifamily Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over three (3).
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building Height – Sixty-five (65) feet.

D. All Other Uses:

1. Minimum Lot Area – Thirty-five thousand (35,000) square feet.
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of

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building height in excess of two stories above grade.

6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building height – Sixty-five (65) feet.

Section 315.04 Parking and Loading Requirements

As regulated in Chapter 8.

Section 315.05 Maximum Building Height

- A. Main building: Thirty-five (35) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 315.06 Minimum Living Floor Area

- A. Single-family and two-family residential dwelling

Minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.

- B. Multi-family, minimum floor area per dwelling unit:

- | | |
|----------------------|-----------------|
| 1. Efficiency | 500 square feet |
| 2. One (1) Bedroom | 600 square feet |
| 3. Two (2) Bedroom | 700 square feet |
| 4. Three (3) Bedroom | 800 square feet |
| 5. Four (4) Bedroom | 900 square feet |

Section 316.00 *R-3B High Density Residential, Brady Lake District*

Section 316.01 Purpose

The purpose of the Residential “R-3B” District is to permit the establishment of medium density one family, two family, and multi-family dwellings, not to exceed eight (8) dwelling units per acre. Centralized sewer facilities are required unless otherwise specified in this article.

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Section 316.02 Uses

A. Permitted Uses

1. Single family dwelling
2. Two family dwelling
3. Multi-family dwelling in Residential “R-3B” Districts no building/structure or premises shall be used and no building, no structure or premises shall be erected which is not intended to be used for residential purposes.
4. Accessory Uses
 - a. ~~A private garage shall be permitted if located on the same lot as the principal building or structure.~~ Accessory buildings as regulated in section 405.06.
 - b. Signs – As regulated in Chapter 7.
 - c. Rooms may be rented, or room and board furnished to not more than two (2) unrelated persons in a single-family dwelling, provided no sign is used to advertise such use.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

- a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
- b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B

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Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
- f. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.

4. Medical Facilities

Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.

6. Accessory Uses

Home based businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 316.03 Lot Requirements

A. Minimum Lot Area

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1. Single family dwellings with centralized sewer—14,520 square feet.
2. Single family dwelling without centralized sewer—one and one-half (1 ½) acres.
3. Two family dwelling with centralized sewer—19,300 square feet.
4. Two family dwelling without centralized sewer—two and one-half (2 ½) acres
5. Multi-family dwelling (centralized water and sewer required)—22,500 square feet plus 1/8 acres (5440 square feet) per dwelling unit.

B. Minimum Lot Frontage

1. Single family—80 feet.
2. Two family—90 feet.
3. Multi-family dwelling—100 feet.

C. Yard Requirements

1. Front yard—in the R-3B Residential District a building shall set back from the street the average distance of other buildings on the street, provided that in plats for future development, setback lines shall be fifty (50) feet from the street right of way.
2. Side yard—minimum side yard width shall be ten (10) feet.
3. Rear yard—Rear yard buildings shall conform to the established setback line on that street, provided that in plats for future development, setback lines shall be thirty-five (35) feet from the lot line.
4. No boat, camper trailer or recreational vehicle shall be stored in any required front or side yard nor between any dwelling and road right-of-way abutting the lot on which the dwelling is located, except that any boat, camper trailer, or recreational vehicle may be located in the rear yard but not closer than five (5) feet to any property line abutting the rear yard.

Section 316.04 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 316.05 Minimum Living Space

- A. No single family dwelling shall be occupied having less than 1040 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements,

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hallways or other attached structures not intended for human occupancy.

- B. No two family dwelling shall be occupied having less than 960 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.
- C. No multi-family dwelling shall be occupied having less than 650 square feet of usable floor area per dwelling unit, exclusive of porches, patios, breezeways, garages, basements, hallways or other attached structures not intended for human occupancy.

Section 316.06 Parking Requirements

As regulated in Chapter 8.

Section 317.00 R-4 Multi-Family Residential District

Section 317.01 Purpose

The purpose of this district is to provide for high-density multi-family and apartment style residential development in built-up portions of the community at densities up to twelve (12) dwelling units per net acre.

Section 317.02 Uses

Within an R-4 Multi-Family Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

- 1. Residential Uses
 - a. Multi-family dwellings.
- 2. Open Space/Recreation Uses
 - a. Agricultural uses as regulated in Section 402.00.
 - b. Parks for passive recreational facilities in compliance with Section 415.00.
- 3. Community Facilities
 - a. Adult family home in compliance with Section 419.00.
 - b. Home day care for children and adults in compliance with Section 418.00.
 - c. Residential facility for up to eight residents in compliance with Section 420.00.

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4. Accessory Uses

- a. Home employment, subject to the provisions of Section 407.00.
- b. Accessory buildings – as regulated in Section 405.06.
- c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

- a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
- b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreational Uses

Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 26, 30, 31.

3. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.

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- d. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
 - e. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
 - f. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsections 57.
4. Medical Facilities
- Institutions for human medical care-hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
5. Other Uses
- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
 - b. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.
6. Accessory Uses
- Home based businesses, subject to the provisions of Section 601.01.B Subsections 48.

Section 317.03 Lot Requirements

A. Single-Family Dwelling:

- 1. Minimum Lot Area – Eleven thousand (11,000) square feet.
- 2. Minimum Lot Width at the Building Line – Eighty (80) feet.
- 3. Minimum Lot Frontage – Fifty (50) feet.
- 4. Minimum Front Yard Depth – Thirty (30) feet.
- 5. Minimum Rear Yard Depth – Thirty (30) feet.
- 6. Minimum Side Yard Width – Ten (10) feet.

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7. Maximum Building Height – Thirty-five (35) feet.

B. Two-Family Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet.
2. Minimum Lot Width at Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – Fifty (50) feet.
4. Minimum Front Yard Depth – Thirty (30) feet.
5. Minimum Rear Yard Depth – Thirty (30) feet.
6. Minimum Side Yard Width – Ten (10) feet.
7. Maximum Building Height – Thirty-five (35) feet.

C. Three-Family Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over three (3).
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building Height – Thirty-five (35) feet

D. Multifamily Dwelling:

1. Minimum Lot Area – Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over three (3).

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2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building Height – Sixty-five (65) feet.

E. All Other Uses:

1. Minimum Lot Area –Thirty-five thousand (35,000) square feet.
2. Minimum Lot Width at the Building Line – One hundred (100) feet.
3. Minimum Lot Frontage – One hundred (100) feet.
4. Minimum Usable Open Space – At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
5. Minimum Front Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
6. Minimum Rear Yard Depth – Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
7. Minimum Side Yard Width – Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
8. Maximum Building height – Sixty-five (65) feet.

Section 317.04 Parking and Loading Requirements

As regulated in Chapter 8.

Section 317.05 Maximum Building Height

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- A. Main building: Sixty-five (65) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 317.06 Minimum Living Floor Area

A. Multi-family, minimum floor area per dwelling unit

- | | |
|----------------------|-----------------|
| 1. Efficiency | 500 square feet |
| 2. One (1) Bedroom | 600 square feet |
| 3. Two (2) Bedroom | 700 square feet |
| 4. Three (3) Bedroom | 800 square feet |
| 5. Four (4) Bedroom | 900 square feet |

Sections 318-319 Intentionally left blank for future use

Section 320.00 C-1 Local Commercial District

Section 320.01 Purpose

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 320.02 Uses

Within a C-1 Local Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out *and/or drive thru*), pizza shops, and ice cream parlors.

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- c. Personal Services Establishments² including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

2. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

3. Accessory Uses

- a. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
- b. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
- b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
- d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section

² Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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601.01.B Subsection 46.

- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreation Uses

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

3. Community Facilities

- a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
- a. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- b. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- c. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
- f. Institutions for human medical care--hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

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4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 320.03 Lot Requirements

- A. Minimum Lot Area – Consistent with the Development Plan
- B. Minimum Lot Width at Building Line – Consistent with the Development Plan
- C. Minimum Lot Frontage – Consistent with the Development Plan

Section 320.04 Yard Requirements

- A. Minimum Front Yard Depth – Fifty (50) feet.
- B. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- C. Minimum Rear Yard Depth – Twenty-five (25) feet.

Section 320.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 320.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 321.00 *C-1B Local Commercial, Brady Lake District*

Section 321.01 Purpose

The purpose of the Commercial “C-1B” District is to encourage the establishment of areas for convenience business uses which tend to meet the daily needs of the residents of the community. Centralized sewer facilities are required.

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Section 321.02 Uses

A. Permitted Uses

1. Personal services, including barber and beauty shops, shoe repair shop, tailor and dress maker.
2. Offices, including doctor, dentist, government, real estate, insurance, engineering, lawyers, architects, accountants and other professionals.
3. Food sales, including supermarket.
4. Drug Store.
5. Clothing and apparel store, furniture store, interior decorators, appliance store, florist and gift shop and hardware store.
6. Bank.
- ~~7. Amusement and recreation, not including drive-in theaters.~~
7. Signs—As regulated in Chapter 7.
8. Dry-cleaning and Laundry Agency.
9. Preparation and processing of food and drink to be retailed on premises; including bakery, delicatessen, meat market, confectionary, soda fountain, dairy store, restaurants (sit down, carry out and/or drive thru), and/or taverns.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
- b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.

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- d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.

2. Open Space/Recreation Uses

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

3. Community Facilities

- a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
- f. Institutions for human medical care--hospitals, clinics, congregate care/assisted living

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facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

4. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 321.03 Lot Requirements

- A. Minimum Lot Frontage—80 feet.
- B. Minimum Lot Area—14,520 sq. feet.

Section 321.04 Yard Requirements

- A. Front yard—minimum front yard depth shall be thirty-five (35) feet measured from the street right-of-way
- B. Side yard – minimum side yard width shall be ten (10) feet.
- C. Rear yard—minimum rear yard depth shall be forty-five (45) feet.

Section 321.05 Maximum Building Height & Size

- A. No structure shall exceed thirty-five (35) feet in height.
- B. No structure shall exceed 5,000 square feet in gross area.

Section 321.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 322.00 C-1/R3 Mixed Use Local Commercial High Density Residential District

Section 322.01 Purpose

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This district is established to accommodate a mix of high density multi-family residential dwellings and or to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewage and water systems, streets, schools, and other community facilities and services and the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 322.02 Uses

Within a C-1/R-3 Mixed Commercial Residential District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Residential Uses

- a. Single-family dwelling.
- b. Two-family dwellings.
- c. Three-family dwellings.

2. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out *and/or drive thru*), pizza shops, and ice cream parlors.
- c. Personal Services Establishments³ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply,

³ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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furniture, hardware, drug stores, electronic stores, art and craft supply stores,
jewelry stores.

3. Open Space/Recreation Uses

- a. Agricultural uses as regulated in Section 402.00.
- b. Parks for passive recreational facilities in compliance with Section 415.00.

4. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- b. *If the intended use is BOTH Commercial and Residential in nature, then the most restrictive part of either code shall be applied.*

5. Community Facilities

- a. Adult family homes in compliance with Section 419.00.
- b. Home day care for children and adults in compliance with Section 418.00.
- c. Residential facility for up to eight residents in compliance with Section 420.00.

6. Accessory Uses

- a. Home employment, subject to the provision of Section 407.00.
- b. Accessory buildings—as regulated in Section 405.06.
- c. Commercial related accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal buildings and conform with the purpose of the Zoning District.
- d. Signs—As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein, subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Residential Uses

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- a. Multi-family developments, subject to the provisions of Section 601.01.B Subsection 53.
- b. Planned Residential Developments (PRD), subject to the provisions of Section 601.01.B Subsection 56.

2. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Section 601.01B Subsection 40.
- b. Bars, taverns, and nightclubs, subject to the provisions of Section 601.01.B Subsection 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
- d. Funeral Homes, subject to the provisions of Section 601.01 B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01. B Subsection 56.

3. Open Space/Recreational Use

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provision of Section 601.01. B Subsections 1, 2, 4, 5, 17, 31.

4. Community Facilities

- a. Church and other buildings for the purpose of religious worship, subject to the provisions of Section 601.01. B Subsection 42.
- b. Governmentally owned and/or operated building or facility, other than those listed in Item 4, subject to the provision of Section 601.01. B Subsection 2, 3, 4, 5, 7, 8, 11.

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- c. Public, private, and parochial schools, subject to the provisions of Section 601.01.B Subsection 57.
 - d. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Group Home, subject to the provisions of Section 601.01.B Subsection 44.
 - e. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
 - f. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.
 - h. Institutions for human medical care-hospitals, clinics, congregate care/assisted living facilities, homes for the aged and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.
 - i. Group residential facility, subject to the provisions of Section 601.01.B Subsections 52.
 - j. Institutions for human medical care-hospitals, clinics, congregate care/assisted living facilities, homes for the aged and philanthropic institutions, subject to the provisions of Section 601.01.B Subsection 49.
5. Other Uses
- a. Non-commercial land fillings to change grade and/or elevation of property; subject to the provision of Section 601.01.B Subsections 54.
 - b. Wireless telecommunication services facilities proposed by a public utility company and subject to local zoning procedures, subject to the provisions of Section 601.01.B Subsection 60.
 - c. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
 - d. Park and ride lots, subject to the provisions of Section 601.01.B Subsections 5, 17, 25, 55.
6. Accessory Uses

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Home Based Businesses, subject to the provisions of Section 601.01.B Subsection 48.

Section 322.03 Lot, Yard & Height Requirements

A. Residential

1. Single-Family Dwelling:

- a. Minimum Lot Area—Eleven thousand (11,000) square feet.
- b. Minimum Lot Width at the Building Line—Eighty (80) feet.
- c. Minimum Lot Frontage—Fifty (50) feet.
- d. Minimum Front Yard Depth—Thirty (30) feet.
- e. Minimum Rear Yard Depth—Thirty (30) feet.
- f. Minimum Side Yard Width—Ten (10) feet.
- g. Maximum Building Height—Thirty-five (35) feet.

2. Two-Family Dwelling:

- a. Minimum Lot Area—Twenty-two thousand (22,000) square feet.
- b. Minimum Lot Width at Building Line—One hundred (100) feet.
- c. Minimum Lot Frontage—Fifty (50) feet.
- d. Minimum Front Yard Depth—Thirty (30) feet.
- e. Minimum Rear Yard Depth—Thirty (30) feet.
- f. Minimum Side Yard Width—Ten (10) feet.
- g. Maximum Building Height—Thirty-five (35) feet.

3. Three-family and Multifamily Dwelling:

- a. Minimum Lot Area—Twenty-two thousand (22,000) square feet plus two thousand (2,000) square feet for each dwelling unit over (3).
- b. Minimum Lot Width at the Building Line—One hundred (100) feet.

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- c. Minimum Lot Frontage—One hundred (100) feet.
 - d. Minimum Usable Open Space—At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
 - e. Minimum Front Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stores above grade.
 - f. Minimum Rear Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
 - g. Minimum Side Yard Width—Ten (10) feet plus one (1) foot for each two (2) feet of building height in excess of two stores above grade.
 - h. Maximum Building Height—Thirty-five (35) feet;
4. All Other Residential Uses:
- a. Minimum Lot Area—Thirty-five thousand, (35,000) square feet).
 - b. Minimum Lot width at the Building Line—One hundred (100) feet.
 - c. Minimum Lot Frontage—One hundred (100) feet.
 - d. Minimum Usable Open Space—At least twenty-five (25) percent of the actual lot area shall be devoted to usable open space.
 - e. Minimum Front Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
 - f. Minimum Rear Yard Depth—Thirty (30) feet plus one (1) foot for each two (2) feet of building height in excess of two stories above grade.
 - g. Minimum Side Yard Width—Ten (10) feet plus one (1) foot for each of two (2) feet of building height in excess of two stores above grade.
 - h. Maximum Building Height—Thirty-five (35) feet.

B. Commercial

- 1. Minimum Lot Area – Consistent with the Development Plan
- 2. Minimum Lot Width at Building Line – Consistent with the Development Plan
- 3. Minimum Lot Frontage – Consistent with the Development Plan

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4. Minimum Front Yard Depth – Fifty (50) feet
5. Minimum Rear Yard Depth – Twenty-five (25) feet
6. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
7. Main building: Thirty-five (35) feet.
8. Accessory Buildings: As specified in Section 405.06.

Section 322.04 Minimum Living Floor Area

A. Residential:

1. Single-family and two-family residential dwelling minimum living floor area of 1,000 square feet on the first floor, per individual dwelling unit.
2. Multi-family, minimum floor area per dwelling unit
 - a. Efficiency 500 square feet
 - b. One (1) Bedroom 600 square feet
 - c. Two (2) Bedroom 700 square feet
 - d. Three (3) Bedroom 800 square feet
 - e. Four (4) Bedroom 900 square feet

Section 322.05 Parking and Loading Requirements

As regulated in Chapter 8.

Section 323.00 C-1/I-1 Mixed Use Local Commercial, Industrial Research and Office District

Section 323.01 Purpose

This district is established to provide for uses principally to accommodate the sale of convenience retail goods and personal services purchased frequently for daily or weekly needs. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic. This district is also to provide an environment for and conducive to the development and protection of modern, administrative facilities and research institutions that are office-like in physical appearance and service requirements.

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Section 323.02 Uses

Within this C-1/I-1 Local Commercial, and Industrial Research and Office District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out and/or drive thru), pizza shops, and ice cream parlors.
- c. Personal Services Establishments⁴ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antiques stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

2. Research/Office Uses

- a. Administrative, executive, financial, accounting, clerical, and drafting offices.
- b. Institutions for human medical care--hospitals, clinics, mental health care facilities, nursing homes, child day-care centers, homes for the aged and philanthropic institutions.

3. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- b. If the intended use is BOTH Commercial and Industrial in nature, then the most restrictive part of either code shall be applied.

⁴ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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4. Accessory Uses

- a. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District, as regulated in Section 405.06.
- b. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Commercial/Professional Services Uses

- a. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01.B Subsection 40.
- b. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- c. Car Wash, subject to the provisions of Section 601.01.B Subsection 41.
- d. Funeral Homes, subject to the provisions of Section 601.01.B Subsection 45.
- e. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01.B Subsection 46.
- f. Hotels and motels, including accessory uses, to such operation, provided that all accessory uses are within the same building, subject to the provisions of Section 601.01.B Subsections 2, 5, 8, 23.
- g. Planned Business Developments, subject to the provisions of Section 601.01.B Subsection 56.

2. Research/Office Uses

- a. Office and drafting supplies, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- b. Planned Industrial Developments, subject to the provisions Section 601.01.B Subsection 56.
- c. Reproduction and duplicating facilities, and other complimentary office services,

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subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.

- d. Research, experimental or testing laboratory facilities, which are determined to be consistent with the intent of this district subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.

3. Open Space/Recreation Uses

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

4. Community Facilities

- a. Churches and other buildings for the purpose of religious worship, subject to the provisions Section 601.01.B Subsections 42.
- b. Day Care Centers, to include Type A Children Day-Care Home, Children Day Care Centers and Adult Daycare Facilities, subject to the provisions of Section 601.01.B Subsection 44.
- c. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.
- d. Governmentally owned and/or operated building or facility, other than those listed in Item 10, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- e. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31
- f. Institutions for human medical care—hospitals, clinics, congregate care/assisted living facilities, homes for the aged, and philanthropic institutions, subject to the provisions of Section 601.01.B Subsections 49.

5. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to

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the provisions of Section 601.01.B Subsections 54.

- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- d. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.
- e. Mini/self storage facilities, subject to the provisions of Section 601.01 B Subsection 51.
- f. Truck Terminals, subject to the provisions Section 601.01.B Subsection 59.

Section 323.03 Lot Requirements

A. Commercial Uses

- 1. Minimum Lot Area – Consistent with the Development Plan
- 2. Minimum Lot Width at Building Line – Consistent with the Development Plan
- 3. Minimum Lot Frontage – Consistent with the Development Plan

B. Industrial Uses

- 1. Minimum Lot Area – Forty thousand (40,000) square feet.
- 2. Lot Area Ratio – Principal and accessory buildings shall not occupy more than 40% of the lot area.
- 3. Minimum Lot Width – One hundred and twenty (120) feet.
- 4. Minimum Frontage – Eighty (80) feet.

Section 323.04 Yard Requirements

A. Commercial Uses

- 1. Minimum Front Yard Depth – Fifty (50) feet.
- 2. Minimum Side Yard Width – Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.

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3. Minimum Rear Yard Depth – Twenty-five (25) feet.

B. Industrial Uses

1. Minimum Front Yard Depth – Sixty (60) feet.
2. Minimum Rear Yard Depth – Fifty (50) feet.
3. Minimum Side Yard Width – Twenty-five (25) feet.
4. Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts -
The minimum side yard shall not be less than the minimum requirements in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.

Section 323.05 Maximum Building Height

A. Commercial Uses:

1. No structure shall exceed thirty-five (35) feet in height.

B. Industrial Uses:

1. Main building: Forty (40) feet.
2. Accessory buildings: As specified in Section 405.06.

Section 323.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 324.00 C-2 Service/Commercial District

Section 324.01 Purpose

This district is established to provide for general services, entertainment and to accommodate for the sale of convenience retail goods. It is intended that the design of this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 324.02 Uses

Within a C-2 Service/Commercial District, no building, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

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A. Permitted Uses

1. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.
- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out and/or drive thru), pizza shops, and ice cream parlors.
- c. Personal Services Establishments⁵ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antique stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

2. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

3. Accessory Uses

- a. Accessory building and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the Zoning District.
- b. Signs—As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below.

⁵ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

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1. Commercial/Professional Service Uses

- a. Adult Entertainment Uses, subject to the provisions of Section 601.01B Subsection 39.
- b. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01B Subsection 40.
- c. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- d. Car Wash, subject to the provisions of Section 601.01B. Subsection 41.
- e. Funeral Homes, subject to the provisions of Section 601.01B Subsection 45.
- f. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01B Subsection 46.
- g. Governmentally Owned and/or operated building or facility, subject to the provisions of Section 601.01B Subsections 2, 3, 4, 5, 7, 8, 11.
- h. Planned Business Developments, subject to the provisions of Section 601.01B Subsection 56.

2. Community Facilities

- a. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.

3. Other Uses

- a. Non-commercial land fillings to change grand and/or elevation of property; subject to the provisions of Section 601.01B Subsections 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning appeals for ruling. (This fits better here under conditional uses.)
- c. Park and Ride Lots, subject to the provisions of Section 601.01B Subsection 5, 17, 25, 55.
- d. Pet cemetery, subject to the provisions of Section 601.01B Subsection 43.
- e. Wireless telecommunication service facilities, subject to the provisions Section 601.01B Subsection 60.

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Section 324.03 Lot Requirements

- A. Minimum Lot Area—Consistent with the Development Plans
- B. Minimum Lot Width at Building Line—Consistent with the Development Plans
- C. Minimum Lot Frontage—Consistent with the Development Plans

Section 324.04 Yard Requirements

- A. Minimum Front Yard Depth—Fifty (50) feet.
- B. Minimum Side Yard Width—Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
- C. Minimum Rear Yard Depth – Twenty-five (25) feet.

Section 324.05 Maximum Building Height

No structure shall exceed thirty-five (35) feet in height.

Section 324.06 Parking and Loading Requirements

As regulated in Chapter 8.

Sections 325-329 Intentionally left blank for future use

Section 330.00 I-1 Industrial Research and Office District

Section 330.01 Purpose

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, administrative facilities and research institutions that are office-like in physical appearance and service requirements.

Section 330.02 Uses

Within an I-1 Industrial Research and Office District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Research/Office Uses

- a. Administrative, executive, financial, accounting, clerical, and drafting offices.

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- b. Institutions for human medical care--hospitals, clinics, mental health care facilities, nursing homes, child day-care centers, homes for the aged and philanthropic institutions.

2. Accessory Uses

- a. Accessory buildings incidental to the principal use, *as regulated in Section 405.06.*
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs – As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Research/Office Uses

- a. Office and drafting supplies, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- b. Planned Industrial Developments, subject to the provisions Section 601.01.B Subsection 56.
- c. Reproduction and duplicating facilities, and other complimentary office services, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- d. Research, experimental or testing laboratory facilities, which are determined to be consistent with the intent of this district subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.

2. Open Space/Recreational Uses

- a. Governmentally or privately owned and/or operated picnic areas, playgrounds, private parks, swimming facilities, golf courses, tennis clubs, country clubs, riding academies, and other similar recreational facilities and/or uses, but excluding such commercial recreational uses as drive-in theaters, miniature golf courses, golf-driving ranges, rifle ranges, skeet-shooting ranges, pistol ranges or other ranges for the use of firearms. Uses permitted under this category shall be subject to the provisions of Section 601.01.B Subsections 1, 2, 3, 4, 5, 17, 31.

3. Other Uses

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- a. Governmentally owned and/or operated building or facility, other than those listed in Item 2, subject to the provisions of Section 601.01.B Subsections 2, 3, 4, 5, 7, 8, 11.
- b. Mini/self storage facilities, subject to the provisions of ~~Chapter 4 and Section 400.10.B~~ Section 601.01 B Subsection 51.
- c. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- d. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- e. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- f. Truck Terminals, subject to the provisions Section 601.01.B Subsection 59.
- g. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 330.03 Lot Requirements

- A. Minimum Lot Area – Forty thousand (40,000) square feet.
- B. Lot Area Ratio – Principal and accessory buildings shall not occupy more than 40% of the lot area.
- C. Minimum Lot Width – One hundred and twenty (120) feet.
- D. Minimum Frontage – Eighty (80) feet.

Section 330.04 Yard Requirements

- A. Minimum Front Yard Depth – Sixty (60) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width – Twenty-five (25) feet.
- D. Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts - The minimum side ~~district~~ yard shall not be less than the ~~yard~~ minimum requirements in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.

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Section 330.05 Maximum Building Height

- A. Main building: Forty (40) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 330.06 Parking and Loading Requirements

As regulated in Chapter 8.

Section 331.00 I-2 Industrial District

Section 331.01 Purpose

This district is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. The uses allowed are those which because of their normally unobjectionable characteristics, can be in relatively close proximity to residential and commercial districts.

Section 331.02 Uses

Within an I-2 Industrial District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Office/Industrial Uses

- a. Administrative, executive, financial, accounting, clerical, and drafting offices.
- b. The following types of manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district:
 - i. Lumber yards.
 - ii. Grain elevators.
 - iii. Soft drink processing.
 - iv. Railroad facilities.
- c. Warehousing (all storage or warehousing shall be entirely within enclosed structures).

2. Accessory Uses

Franklin Township Zoning Resolution
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- a. Accessory buildings incidental to the principal use which do not include any activity conducted as a business.
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs - As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Office/Industrial Uses

- a. Any use conditionally permitted in the I-1 District.
- b. Contractors yards and other types of storage facilities, subject to the provisions of Section 601.01.B Subsections 2, 5, 17, 18, 19, 25, 35.
- c. Recycling center, subject to the provisions of Section 601.01.B Subsections 3, 5, 16, 17.
- d. Planned Industrial Developments, subject to Section 601.01.B Subsection 56.

2. Other Uses

- a. Mini/self storage facilities, subject to the provisions of Section 601.01.B Subsection 51. ~~I-1 Industrial Research and Office District.~~
- b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- c. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- d. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- e. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 331.03 Area, Width, Yard and Height Regulations

**Franklin Township Zoning Resolution
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- A. Lot area – No individual lot size shall be less than two (2) acres.
- B. Lot Area Ratio – Principal and accessory buildings shall not occupy more than forty (40) percent of the lot area.
- C. Yard Requirements – (exclusive of parking areas)
 - 1. Front Yard – A minimum of seventy-five (75) feet from any point along a public street right-of-way.
 - 2. Side Yards – (a) Side yards shall be fifty (50) feet each, except that no industrial building shall be located closer than one hundred (100) feet to any agricultural or residential district, (b) no parking area shall be located closer than fifty (50) feet to any agricultural or residential district. Fifty (50) feet of the required minimum distance shall be landscaped with trees, shrubs, and grass.
 - 3. Rear Yard – Fifty (50) feet, subject to exception above.
 - 4. Side or rear yard requirements may be reduced or waived where a rail right-of-way or waterfront abuts the property only upon the approval of the Board of Zoning Appeals.
- D. Maximum Building Height – Forty (40) feet.

Section 331.04 On-Site Parking and Loading Requirements

A minimum of two (2) square feet of net parking and loading space shall be required for every five (5) square feet of floor space not used for parking or loading purposes, but in no case shall there be less than three (3) parking spaces for every four (4) employees on the major shift at maximum employment. Parking and loading space shall not occupy any part of a required yard, subject to Section 331.03 above. On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the *normal amount of* dust and dirt created by traffic at any public road adjoining the property.

Section 331.05 Outdoor Storage Yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.

Section 331.06 Maximum Building Height

- A. Main building: Forty (40) feet.
- B. Accessory buildings: As specified in Section 405.06.

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

Section 331.07 Parking and Loading Requirements

As regulated in Chapter 8.

Section 332.00 I-2/C-2 Mixed Use Industrial, Service/Commercial District

Section 332.01 Purpose

This district is established to provide for and accommodate industrial uses in the fields of repair, storage, manufacturing, processing, wholesaling, and distribution, free from encroachment of residential, retail, and institutional uses. This district is also to provide for general services, entertainment and to accommodate for the sale of convenience retail goods. It is intended that this district will encourage groupings of establishments located on a unified site providing adequate off-street parking facilities as well as an efficient and safe method of handling vehicular and pedestrian traffic.

Section 332.02 Uses

Within the I-2/C-2 Industrial, Service/Commercial District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

1. Office/Industrial Uses

- c. Administrative, executive, financial, accounting, clerical, and drafting offices.
- d. The following types of manufacturing, processing, servicing, assembly or repair facilities, which will not be injurious or offensive to adjacent properties, and consistent with the purpose of this district:
 - i. Lumber yards.
 - ii. Grain elevators.
 - iii. Soft drink processing.
 - iv. Railroad facilities.
- c. Warehousing (all storage or warehousing shall be entirely within enclosed structures).

2. Commercial/Professional Services Uses

- a. Administrative, executive, accounting, clerical and drafting offices.

**Franklin Township Zoning Resolution
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- b. Food and drink preparation and processing for sale on premises including, but not limited to bakeries, cafes, candy stores, delicatessens, grocery stores, meat markets, restaurants (sit down, carry out and/or drive thru), pizza shops, and ice cream parlors.
- c. Personal Services Establishments⁶ including but not limited to barber shops, beauty salons, dry cleaning and laundry agency.
- d. Professional and Business Offices including, but not limited to accountants, architects, interior designers, lawyers, dentists, doctors, insurance agents, real estate brokers, travel agents and printing/copying services.
- e. Retail establishments including, but not limited to antique stores, clothing and shoe stores, florists, gift shops, nurseries and green houses, office supply, furniture, hardware, drug stores, electronic stores, art and craft supply stores, jewelry stores.

3. Other Uses

- a. Other uses not covered similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- b. If the intended use is BOTH Industrial and Commercial in nature, then the most restrictive part of either code shall be applied.

4. Accessory Uses

- a. Accessory buildings incidental to the principal use which do not include any activity conducted as a business.
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs - As regulated in Chapter 7.

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below:

1. Office/Industrial Uses

- a. Any use conditionally permitted in the I-1 District.
- b. Contractors yards and other types of storage facilities, subject to the provisions of

⁶ Personal Services are those services frequently needed by residents in the immediate neighborhood and township in general.

**Franklin Township Zoning Resolution
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Section 601.01.B Subsections 2, 5, 17, 18, 19, 25, 35.

- c. Recycling center, subject to the provisions of Section 601.01.B Subsections 3, 5, 16, 17.
- d. Planned Industrial Developments, subject to Section 601.01.B Subsection 56.

2. Commercial/Professional Service Uses

- a. Adult Entertainment Uses, subject to the provisions of Section 601.01B Subsection 39.
- b. Animal Hospitals, Veterinary Offices and Clinics, subject the provisions of Section 601.01B Subsection 40.
- c. Bars, taverns and nightclubs, subject to the provisions of Section 601.01.B Subsections 2, 5, 17.
- d. Car Wash, subject to the provisions of Section 601.01B. Subsection 41.
- e. Funeral Homes, subject to the provisions of Section 601.01B Subsection 45.
- f. Gasoline Stations and/or Auto Service Center, subject to the provisions of Section 601.01B Subsection 46.
- g. Governmentally Owned and/or operated building or facility, subject to the provisions of Section 601.01B Subsections 2, 3, 4, 5, 7, 8, 11.
- h. Planned Business Developments, subject to the provisions of Section 601.01B Subsection 56.

3. Community Facilities

- a. Fraternal, social, social services, union and civic organizations, subject to the provisions of Section 601.01B Subsections 1, 2, 3, 5, 7, 11, 14, 17, 31.

4. Other Uses

- a. Mini/self storage facilities, subject to the provisions of Section 601.01.B Subsection 51.
- b. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01.B Subsections 54.
- c. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.

**Franklin Township Zoning Resolution
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- d. Pet cemetery, subject to the provisions of Section 601.01B Subsection 43.
- e. Park and ride lots, subject to the provisions of Section 601.01.B Subsection Subsections 5, 17, 25, 55.
- f. Wireless telecommunication service facilities, subject to the provisions Section 601.01.B Subsection 60.

Section 332.03 Lot Requirements

A. Industrial Uses:

- 1. Lot area – No individual lot size shall be less than two (2) acres.
- 2. Lot Area Ratio – Principal and accessory buildings shall not occupy more than forty (40) percent of the lot area.

B. Commercial Uses:

- 1. Minimum Lot Area—Consistent with the Development Plans
- 2. Minimum Lot Width at Building Line—Consistent with the Development Plans
- 3. Minimum Lot Frontage—Consistent with the Development Plans

Section 332.04 Yard Requirements

A. Industrial Uses Yard requirements (exclusive of parking areas)

- 1. Front Yard – A minimum of seventy-five (75) feet from any point along a public street right-of-way.
- 2. Side Yards – (a) Side yards shall be fifty (50) feet each, except that no industrial building shall be located closer than one hundred (100) feet to any agricultural or residential district, (b) no parking area shall be located closer than fifty (50) feet to any agricultural or residential district. Fifty (50) feet of the required minimum distance shall be landscaped with trees, shrubs, and grass.
- 3. Rear Yard – Fifty (50) feet, subject to exception above.
- 4. Side or rear yard requirements may be reduced or waived where a rail right-of-way or waterfront abuts the property only upon the approval of the Board of Zoning Appeals.

B. Commercial Uses:

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1. Minimum Front Yard Depth—Fifty (50) feet.
2. Minimum Side Yard Width—Fifty (50) feet when adjacent to a residential district and on the side adjacent to the residential district only.
3. Minimum Rear Yard Depth – Twenty-five (25) feet.

Section 332.05 Maximum Building Height

A. Industrial Uses:

1. Main building: Forty (40) feet.
2. Accessory buildings: As specified in Section 405.06.

B. Commercial Uses:

1. No structure shall exceed thirty-five (35) feet in height.

Section 332.06 On-Site Parking and Loading Requirements

A minimum of two (2) square feet of net parking and loading space shall be required for every five (5) square feet of floor space not used for parking or loading purposes, but in no case shall there be less than three (3) parking spaces for every four (4) employees on the major shift at maximum employment. Parking and loading space shall not occupy any part of a required yard, subject to Section 332.04 above. On-site driveways, parking and loading facilities shall not at any time exceed, at any boundary, the normal amount of dust and dirt created by traffic at any public road adjoining the property.

Section 332.07 Outdoor Storage Yards

Outdoor storage for above uses must be located in rear yard and completely screened from adjoining properties by a solid fence or wall, a minimum of six (6) feet in height and compatible with the structure, or in an enclosed structure. No materials shall be stored so as to project above the fence or wall.

Section 332.08 Parking and Loading Requirements

As regulated in Chapter 8.

Section 333.00 R-O Research and Office District

Section 333.01 Purpose

The purpose of this district is to provide an environment exclusively for and conducive to the development and protection of modern, administrative facilities and research institutions that are

**Franklin Township Zoning Resolution
Chapter 3 – District Regulations**

office-like in physical appearance and service requirements.

Section 333.02 Uses

Within an R-O Research and Office District, no buildings, structure or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses

None

B. Conditionally Permitted Uses

The Board, upon application which shall be treated as an appeal from denial of Zoning Certificate by the Zoning Inspector, may grant Conditional Zoning Certificates for uses listed herein subject to the general requirements of Chapter 6 and to the specific requirements of Chapter 6 referred to below.

1. Research/Office Uses

- a. Administrative, executive, financial, accounting, clerical and drafting offices.
- b. Office and drafting supplies, subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.
- c. Research, experimental or testing laboratory facilities, which are determined to be consistent with the intent of this district subject to the provisions of Section 601.01.B Subsections 3, 5, 11, 16, 17.

2. Accessory Uses

- a. Accessory building incidental to the principal use.
- b. Accessory uses clearly incidental to the uses permitted on the same premises.
- c. Signs—As regulated in Chapter 7.

3. Other Uses

- a. Non-commercial land filling to change grade and/or elevation of property; subject to the provisions of Section 601.01B Subsection 54.
- b. Other uses similar in character to those listed in this section shall come before the Board of Zoning Appeals for ruling.
- c. Wireless telecommunication service facilities, subject to the provisions Section

**Franklin Township Zoning Resolution
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601.01B Subsection 60.

Section 333.03 Lot Requirements

- A. Minimum Lot Area—Forty thousand (40,000) square feet.
- B. Lot Area Ratio—Principal and accessory building shall not occupy more than forty (40) percent of the lot area.
- C. Minimum Lot Width—One hundred and twenty (120) feet.
- D. Minimum Frontage—Eighty (80) feet.

Section 333.04 Yard Requirements

- A. Minimum Front Yard Depth – Sixty (60) feet.
- B. Minimum Rear Yard Depth – Fifty (50) feet.
- C. Minimum Side Yard Width – Twenty-five (25) feet.
- D. Side Yard Width and Rear Yard Depth Requirements Adjacent to Residential Districts - The minimum side ~~district~~ yard shall not be less than the ~~yard~~ *minimum requirements* in said residential district. The first twenty-five (25) feet abutting the side or rear property line shall be landscaped and maintained. The remaining space shall be open and not used for any storage other than parking of vehicles.

Section 333.05 Maximum Building Height

- A. Main Building: Forty (40) feet.
- B. Accessory buildings: As specified in Section 405.06.

Section 333.06 Parking and Loading Requirements

As regulated in Chapter 8.

Franklin Township



Zoning 2017

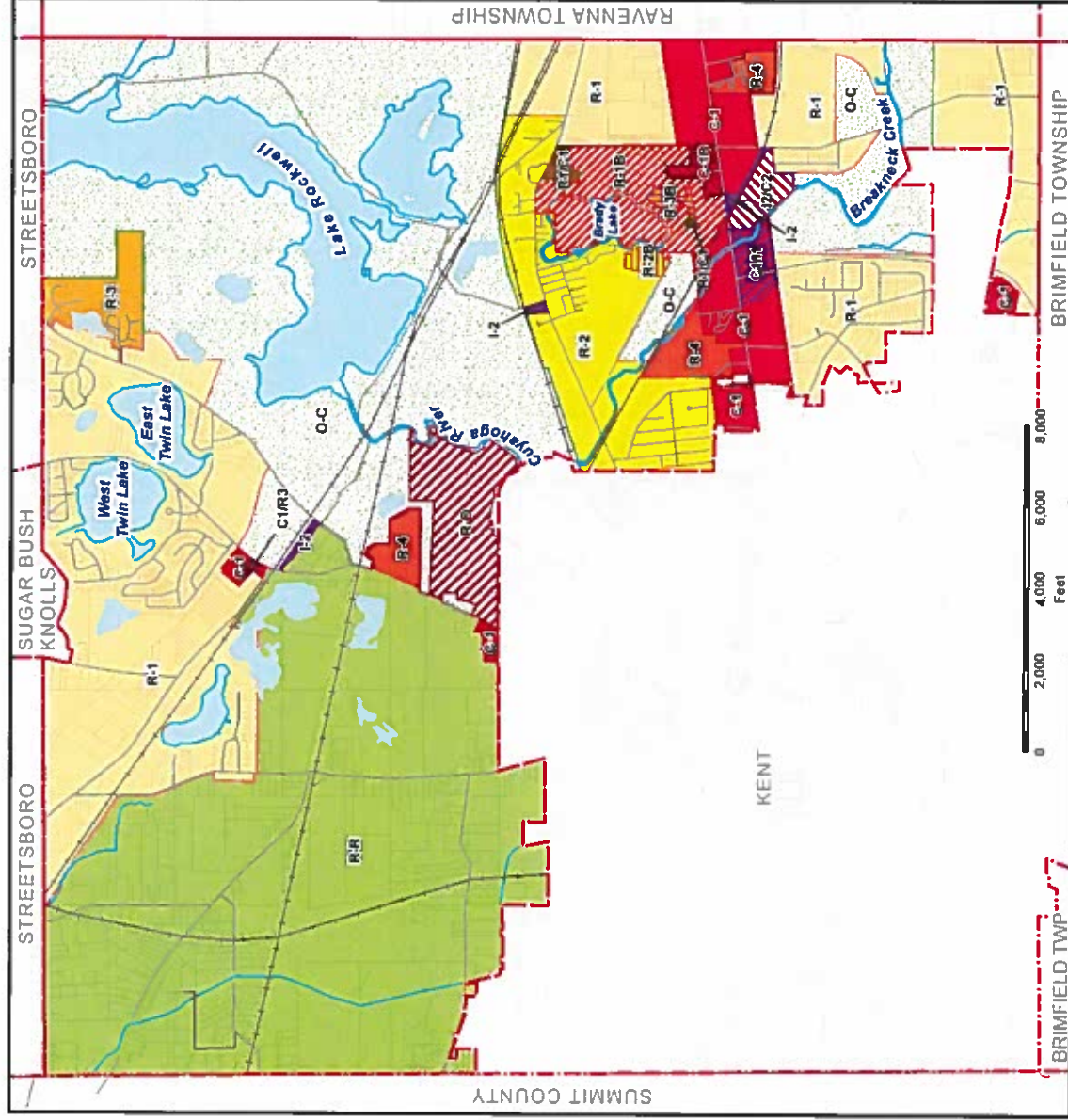
O-C	Open Space Conservation
R-R	Rural Residential
R-1	Low Density Residential
R-1B	Low Density Residential Brady Lake District
R-1/C-1	Mixed Low Density Residential/Commercial
R-2	Medium Density Residential
R-2B	Medium Density Residential Brady Lake District
R-3	High Density Residential
R-3B	High Density Residential Brady Lake District
R-4	Multi-Family Residential
C-1	Local Commercial
C-1B	Local Commercial Brady Lake District
C-1/R-3	Mixed Commercial/Residential
C-1/I-1	Mixed Commercial/Industrial Research & Office
I-2	Industrial
I-2/C-2	Mixed Industrial/Service Commercial
R-0	Research-Office

Amended map approved March 14, 2017 Resolution #2017-09

Parcels: Portage County GIS, 2018



Prepared by Portage County Regional Planning Commission, April 2018.



**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
WORK PROGRAM REPORT
MAY 2018**

A. COMPREHENSIVE PLANNING

1. Farmland Preservation Plan Update

- The State is looking for local government representatives. We have notified the Western Reserve Land Conservancy that we would like to partner with them as the local representative. Assisted Western Reserve with “Living the Dream” farm in Atwater.

2. Portage County Parks, Trails, and Greenways Plan

- Working with the Park District as needed.

3. Portage County Comprehensive Economic Development Strategy Update (CEDS) 2018 CEDS

- On behalf of the EDA, RPC is requesting the submission of economic development projects for EDA funding that are designed to create or retain jobs and to provide assistance to economically distressed communities.

B. PLAN IMPLEMENTATION/SHORT TERM PLANNING

1. Update of Portage County Subdivision Regulations

- We are in the process of merging subdivision regulations that work in surrounding communities. The idea is to implement good ideas that can also work here in Portage County.
- We completed our final draft reviews of the proposed Subdivision Regulations and are being reviewed by the Prosecutor’s office before we announce public meetings to discuss the proposed changes and eventually bring them to the County Commissioners for consideration and approval. Schedule to be announced soon. Met with Assistant Prosecutor’s Office on October 9th to address legal questions posed by the Steering Committee. We should have a steering committee meeting in June to review and finalize their comments.

C. INFORMATION SYSTEMS

1. Database Acquisition and Updates

2. Web Site

Check out the website at www.pcrpc.org.

D. PLANNING ADMINISTRATION

1. Subdivision Regulation Administration

a. Subdivisions of Land (Submitted)

Preliminary Plan	0 Applications	0 Lots
Plats	0 Applications	0 Lots
Replats	4 Applications	17 Lots
Exceptional Replats	0 Applications	0 Lots
Variance	0 Applications	
Minor Subdivisions	1 Application	2 Lots

b. Divisions of Land

5+Acre Lots Divisions	2 Applications	2Lots
Transfers to Adj Prop	<u>0 Applications</u>	<u>0 Transfers</u>
Total	7 Applications	21 Lots Created

2. Zoning Text and Map Amendments

- See community/member services

3. Community and Economic Development Administration and Implementation

- See CDBG Report

E. REGIONAL COORDINATION AND OTHER CONTINUING ACTIVITIES

1. Other Member Services as Requested

- Atwater Township
- Brimfield Township
We are working on a Maplecrest Plat and Brimfield Crossing Replat.
- Franklin Township
Text amendments in June to help update their zoning book to include Brady Lake Zoning
- Freedom Township
- Garrettsville Village
- Hiram Township
- Hiram Village
We have been working with their engineering consultant on a possible Critical Infrastructure grant.

- Mantua Township
Continue to help coordinate the Mantua Center School development plan. We held a couple meetings to discuss process, change orders and additional funding options.
- Mantua Village
- Nelson Township
- Palmyra Township
We met with Township representatives about a Nature Works Park grant.
- Paris Township
- Randolph Township
- Ravenna City
We met to discuss their proposed JEDD. We continue to finalize their land use plan. We met with the Planning Commission on May 22nd to discuss their Land Use Plan. Finalized draft contract agreement to do a bike plan for the City.
- Ravenna Township
We are assisting Ravenna Township and the City of Ravenna with their JEDD and had a meeting on May 10th. Assisting on potential zoning amendments and we met with the Township Zoning Commission. Their next meeting is June 20th.
- Rootstown Township
RPC Board considered text language at the May.
- Shalersville Township
- City of Streetsboro
RPC staff held a MPRC meeting on May 17th for the update to their Master Plan. We had a held a community meeting on May 3rd. The next meeting will be held on June 28th.
- Suffield Township
Staff attended their April Planning Commission meeting, related to their land use plan. Surveys for their land use plan were due on March 31st. Suffield residents returned just less than 300 electronic surveys. The next meeting is June 13th.
- Sugar Bush Knolls
- Windham Township
- Windham Village

We are moving forward with the land use plan. We assisted with applying for a Target of Opportunities Designation. Governor Kasich accepted Windham Village and Township as a Target of Opportunity and was approved by the US Treasury to make the designation official.

2. Non-Member Technical Assistance

3. Intergovernmental Reviews-Applications Received

Local-0
Areawide-0
Statewide-0

4. Akron Metropolitan Transportation Study (AMATS)

5. Northeast Ohio Four County Regional Planning and Development Organization (NEFCO)

- Attended the April Board meeting.

6. Portage County Housing Services Council

7. Data/Information/Graphics to Developers, Businesses, Private Sector upon Request

- Topography maps, aerials, wetlands, zoning, census, floodplain and subdivision information for the general public, businesses, and organizations.

8. Portage Development Board (PDB)

- Staff met to discuss a potential project in Portage County.

9. Quarterly Zoning Inspectors (QZI) Meeting

- The County Building Official and Water Resources Director presented their suggestions on how to coordinate with their offices. The last meeting was held on January 25th. The next meeting will be in June.

10. Streetsboro Subdivision Regulations

- RPC staff is working with Streetsboro staff on their comments and recommended changes. We last met with staff to discuss changes on March 24, 2017.

11. Portage County Land Reutilization Corporation (Land Bank)

- Contracts for PCRPC to coordinate the meetings and assist in the preparation of any mapping and possibly some planning for the Land Bank. The land bank had a meeting on April 9th at the Reed Memorial Library. The next meeting with the Land Bank is July 9th at NDS.

12. Portage County Storm Water Program – Home Sewage Repair and Replacement Program

- The Portage County Storm Water Program has set aside \$500,000 to repair and replace home sewer systems. This is part of a three-pronged program to help homeowners with the problem of high costs to repair and replace the home sewer system. The contract for implementation is in place and we are taking applications. We have 2 new applicants and we anticipate up to 15 more from the Health Department later in June.

13. Ravenna City Land Use Plan

- We are currently finalizing the land use plan. We held a community meeting on February 22nd at Reed Memorial Library and had a kick off meeting with the Ravenna Planning Commission on March 27th. The next meeting with the Planning Commission is set for June 26th.

14. Local Government Innovation Fund County-wide Parks and Recreations Collaboration and Coordination Plan.

- Portage County Regional Planning Commission received a \$50,000 grant to work with all the parks and park-related facilities in the County to do the following basic tasks:
 - 1) Foster Collaboration
 - 2) Inventory all park amenities/facilities in Portage County
 - 3) Discuss opportunities for resource sharing i.e. purchase of play equipment, maintenance of equipment
 - 4) Discuss opportunities to coordinate park services i.e. leagues, events, and other social activities,
 - 5) Compile facility and programming information to share with each community and a master list to be provided online for public use.
- A steering committee meeting was held on February 20th at the RPC office. Next meeting will be held in July.
- We are combining financial resources from another grant for the creation of an interactive website. The grant has been extended until December 31, 2018.

Grant Submitted	Status	Grant Description	Amount	Adm. Revenue
Local Government Innovation Fund	FUNDED	To create comprehensive plan for parks	\$47,500	\$2,500
Local Government Innovation Program (LGIF/LGIP)	FUNDED	Submitted proposal for shared access to county website in effort to better market and brand Portage County.	\$50,000	\$22,500
JAG	PARTIALY FUNDED	Worked with Sheriff's Department to submit grant for 10 MDT computers	\$30,000 of \$74,401	None
Healthy Food for Ohio Program	Not Funded	Due to decreased availability of state funding, we are working with Windham on a different strategy that could gain a portion of financial support from this revenue stream. Met with Mayor Blewitt to conference call with Omar Elhagmusa, program officer for HFO and Elizabeth from Senator Eklund's office.	\$250,000	
Ohio Supreme Court Technology Grants	PARTIALY FUNDED	Worked with Gordon Fischer, Director of Technology for Courts writing proposal drafts for submission to the Supreme Court of Ohio Grants. The grants support technology improvements for the Common Pleas Court- General Division, Common Pleas Adult Probation, Probate Court, and Ohio Juvenile Court.	\$21,146.60 of \$43,483	None
ODNR: Recreational Trails	PENDING	Reviewing resubmission of the Recreational Trails grant for Atwater. This grant is for development of urban trail linkages, trail head and trailside facilities; maintenance of existing trails; restoration of trail areas damaged by usage; improving access for people with disabilities; acquisition of easements and property; development and construction of new trails; purchase and lease of recreational trail construction and maintenance equipment; environment and safety education programs related to trails	Request for \$73,595 \$6.25 million available statewide	
Fiscal Year 2017 Assistance to Firefighters Grant (AFG) Program	PENDING	Working with Palmyra Township on submission. This program assists first-responder organizations that need support to improve their capability to respond to fires and emergencies of all types under the AFG Program.	Request for \$57,450 \$310,500,000 Available for year	
Fiscal Year 2017 Assistance to Firefighters Grant (AFG) Program	Feb. 2, 2018	Worked with Windham Township on submission. This program assists first-responder organizations that need support to improve their capability to respond to fires and emergencies of all types under the AFG Program.	Request for \$281,000 \$310,500,000 Available for year	Withdrawn
Critical Infrastructure	NOT	Worked with Lisa Reeves on Critical Infrastructure re-submission for Windham. Developing	Request	

	FUNDED	comprehensive project to improve Bauer Street.	\$290,000	
Critical Infrastructure	NOT FUNDED	Worked with City of Ravenna on a Critical Infrastructure grant for Vine Street.	\$300,000	
Portage Foundation	Not submitted	Grants for community projects throughout Portage County. Worked on submission for MRS that was postponed to August submission	\$5,000	
NOPEC	FUNDED	Worked with Paris Township to submit first application to NOPEC for improvements to new building.	\$4,174	
ODNR: Nature Works	June 1, 2018	Palmyra submission for new playground equipment	\$21,591	None
ODNR: Nature Works	June 1, 2018	Garrettsville submission for new ADA compliant equipment, exercise equipment, safety light, and picnic tables	\$26,910	None
ODNR: Nature Works	Not submitted	Rootstown submission was postponed to next year.	Withdrawn	None
Critical Infrastructure	June 15, 2018	Working with Lisa Reeves on Critical Infrastructure re-submission for Windham. Developing comprehensive project to improve Bauer Street.	\$265,700	\$20,000 administration
Critical Infrastructure	June 15, 2018	Working with Lisa Reeves on City of Ravenna's Critical Infrastructure grant for Vine Street.	\$280,000	\$20,000 administration
Grant Title	Due Date	Current Grant Being Considered	Amount	
FEMA: State Homeland Security Program Grants (HSGP)	Full application due date June 20, 2018 Pre-application Due May 11, 2018;	Met with Ryan Shackelford, Director of Portage County Homeland Security, to discuss this program. He will help communities in anyway possible if they have a project that meets the eligibility. The purpose of HSGP is to support state, local and tribal efforts to prevent terrorism and other catastrophic events and to prepare the Nation for the threats and hazards that pose the greatest risk to the security of the United States. References to these priorities can be found throughout this document	TBD	
Ohio Development Services Agency: New Horizons Fair Housing Assistance Program	Rolling application	Reviewing grant application for Fair Housing and discussing project opportunities. The New Horizons Fair Housing Assistance Program provides funds to units of local government, or consortia of units of local government, to affirmatively further fair housing and eliminate impediments to fair housing.	Up to \$15K; \$5K for each additional jurisdiction for maximum of \$30K	
Grant Title	Due Date	Grant Opportunities 30-120 Days Out	Amount	

COPS Anti-Heroin Task Force (AHTF) Program	June 27, 2018	The COPS Anti-Heroin Task Force (AHTF) Program is a competitive grant solicitation, open to state law enforcement agencies with multijurisdictional reach and interdisciplinary team (e.g. task force) structures. Each grant is two years (24 months) in duration, and there is no local match. Each grant recipient may receive a maximum of \$3 million.	Approx. \$32 million is available	
COPS Anti-Methamphetamine Program (CAMP)	June 27, 2018	The COPS Anti-Methamphetamine Program (CAMP) is a competitive grant solicitation, open to state law enforcement agencies with multijurisdictional reach and interdisciplinary team (e.g. task force) structures. CAMP funds must be used to investigate illicit activities related to the manufacture and distribution of methamphetamine (including precursor diversion, laboratories, or methamphetamine traffickers). Each grant is two years (24 months) in duration, and there is no local match. Each grant recipient may receive a maximum of \$2 million.	Approx. 8 million is available	
Historical Marker Program	July 1, 2018	As part of the Ohio Historical Connection, this program offers support for markers.	\$750	
Ohio Environmental Education Fund General Grant Program	LOI- Due July 9 Application Due-July 16, 2018	The OEEF has five targeted areas of focus where Ohio EPA has determined an immediate need for more educational and awareness outreach effort due to significant environmental impacts in our state: <ul style="list-style-type: none"> •projects that demonstrate and encourage best management practices for nutrients, including, but not limited to, targeted efforts to reduce nutrient loadings to rivers and streams from urban and rural areas; •projects that demonstrate and encourage the use of innovative storm water management practices; •projects that demonstrate and encourage the reduction of air emissions, including, but not limited to, promotion of alternative modes of transportation; •projects that encourage and explain the importance of habitat restoration efforts to increase biodiversity and improve air and water quality; and •projects that encourage pre-school through university students to explore careers in the environmental sciences and environmental engineering. 	Up to \$50,000 Mini-grants are for \$500-5,000	
Ohio Humanities: General Grant	July 13, 2018	Cultural program with clear focus on humanities Cultural programs involving humanities professionals Cultural Programs with public benefit Cultural Programs with balanced views Any project over \$2K must have outside	Max \$20,000	

		evaluator; all grants are a dollar for dollar match		
Water Resource Restoration Sponsor program (WRRSP)	Deadline of July 31, for the upcoming program year, which begins January 1.	The Water Resource Restoration Sponsor Program (WRRSP) was created to counter the loss of ecological function and biological diversity that jeopardizes the health of Ohio's water resources. This program funds both preservation and restoration of aquatic habitat to accomplish this goal. The WRRSP relies on having a sponsoring wastewater loan from the Water Pollution Control Loan Fund (WPCLF).	\$1,621,296	
Grant Title	Due Date	Ongoing Grant Opportunities	Amount	
Ohio Humanities: Tourism Planning Grant and Media Planning	1 st business day of each month	When humanities perspective is integrated from a project's inception, this provides coherence throughout the planning, implementation, and later evolutions of a cultural and heritage tourism initiative. Using Ohio Humanities grants, local community organizations have developed exhibits, walking and driving tours, digital tools, and lively historical experiences	Up to \$2K; implementation grants up to \$20K	
Rural Energy for America Program Renewable Energy Systems & Energy Efficiency Improvement Loans & Grants in Ohio	Ongoing	Provides guaranteed loan financing and grant funding to agricultural producers and rural small businesses to purchase or install renewable energy systems or make energy efficiency improvements. Applications for this program are accepted year round at your <u>local office</u> .	\$20,000 or less and up to \$500,000	
USDA Community Facilities Grant and Loan	Ongoing	Provides affordable funding to develop essential community facilities in rural areas	TBD	
Economic Development Administration (EDA) U.S. Department of Commerce FY2016-2019 Planning Program and Local Technical Assistance Program	Ongoing	Through its Planning and Local Technical Assistance programs, EDA assists eligible recipients in developing economic development plans and studies designed to build capacity and guide the economic prosperity and resiliency of an area or region. The Planning program helps support organizations, including District Organizations, Indian Tribes, and other eligible recipients, with Short Term and State Planning investments designed to guide the eventual creation and retention of high-quality jobs, particularly for the unemployed and underemployed in the Nation's most economically distressed regions. Applications are accepted on a continuing basis and processed as received. This Planning and Local Technical Assistance opportunity will remain in effect until superseded by a future announcement.	\$300,000 ceiling	

Economic Development Administration (EDA) U.S. Department of Commerce	Ongoing	The Economic Development Administration's (EDA's) mission is to lead the Federal economic development agenda by promoting innovation and competitiveness, preparing American regions for economic growth and success in the worldwide economy. EDA fulfills this mission through strategic investments and partnerships that create the regional economic ecosystems required to foster globally competitive regions throughout the United States. EDA supports development in economically distressed areas of the United States by fostering job creation and attracting private investment	\$3,000,000 ceiling; \$100,000 floor	
Walgreens Community Grant Program	Ongoing	Areas of need and focus include: access to health and wellness in communities; pharmacy education and mentoring initiatives; civic and community outreach; emergency and disaster relief.	\$10,000	
Dominion Foundation	Monthly	The Dominion Foundation supports nonprofit organizations dedicated to improving the economic, physical, and social health of the communities served by Dominion's companies. The Foundation focuses its grant making in 5 general categories: <u>health and human services</u> , including hunger/homeless issues and youth and senior services; <u>education</u> , including K-12 education; <u>culture and the arts</u> , including visual arts, music, theater, dance, libraries, parks, public broadcasting, and museums; <u>civic and community development</u> ; and, <u>the environment</u> , including environmental education. The primary interest of the Foundation is to support programs. Support of capital campaigns is limited & provided on an exceptional basis.	\$1,000- \$15,000	
ODNR Division of Forestry: Dry Fire Hydrant Grant Program	No deadline; funds are available annually	The Ohio Department of Forestry Grant Program is focused on improving wildfire protection and fire department preparedness by providing funding assistance for dry hydrant installation.	\$2,250	
Grant Title	Due Date	Grants To Review Again in 2018	Amount	Adm. Revenue
Lake Erie Protection Fund	Quarterly Aug, Oct, Feb	Small grants for research and on the ground projects aimed at protecting, preserving, and restoring Lake Erie or its tributary watersheds in Ohio. Focuses on projects that lead to better management decisions for both environmental protection and economic development. Special grant projects considered. Support through donations or license plate.	\$15,000 available	

Ohio Civil Justice Grants	August 2018	The Supreme Court of Ohio is pleased to announce the availability of grant funds to support local court technology projects. The funds will be used to address a variety of issues and situations where the lack of sufficient technology is a barrier to the efficient and effective administration of justice. Any court of appeals, common pleas court (or any division therein), municipal court, or county court is eligible to apply.		
Portage Foundation	August 2018	For community projects throughout Portage County. Looking at grant for Main Street Ravenna	\$2000	
Water Pollution Control Loan Fund (WPCLF)	Need to reapply August 2018	Below market interest rate loans are awarded to eligible applicants for planning, design, and construction of wastewater treatment facilities and sewer systems. The standard below market interest rate is established monthly, and is 1.25% below the general obligation bond index rate. The program also offers a small community interest rate, as well as hardship interest rates of 0% and 1%. There are currently no minimum or maximum loan amounts. Approximately \$500 million is loaned out each year	\$1,621,296	
Diesel Emissions Reduction Grant	September 2018	Public and private sector diesel fleets (motor vehicle, marine, locomotive and highway construction equipment) that are eligible under the Federal Highway Congestion Mitigation and Air Quality (CMAQ) program and located in a. Private sector fleets must apply through a public sector partner. Administered jointly with Ohio Depart. Transportation.	10 million annually with up to \$350,000 given per grant	
Clean Water Act Section 319	September 2018	Local governments, nonprofit organizations, watershed groups and SWCDs and local parks can conduct stream restoration and nonpoint source pollution management projects. 20% total project cost are required to be provided as local match. About 2 million available annually	Between \$300,000-\$400,000	
Ohio Department of Transportation and Ohio EPA – Diesel Emission Reduction Grant (DERG)	September 2018	Supports proposals from public sector and private sector (with a public sponsor) diesel fleets that will undertake vehicle/equipment replacement, repower, or retrofit for the purpose of emissions reduction in eligible Ohio counties. Fleets may also apply for idle reduction equipment		
Ohio Humanities: Quarterly Grants	September 2018	Ohio Humanities has 2 special funding opportunities available at all times: 1) Towards A Beautiful Ohio: Ohio Humanities is a 3 year initiative focusing on the environment. As part of this initiative, they seek to strategically invest in public conversations that address environmental issues from a humanities perspective. 2) Humanities and the Experience of War: Standing	\$2,001-5,000	

		Tall In recognition of the importance of the humanities both in helping Americans to understand the experiences of service members and in assisting veterans as they return to civilian life.		
Ohio Humanities	September 2018	As a part of its current initiative, Standing Together: The Humanities and the Experience of War, the National Endowment for the Humanities offers a new grant opportunity: the Dialogues on the Experience of War program. The program supports the study and discussion of important humanities sources about war, in the belief that these sources can help U.S. military veterans and others to think more deeply about the issues raised by war and military service. The humanities sources can be drawn from history, philosophy, literature, and film—and they may and should be supplemented by testimonials from those who have served. The discussions are intended to promote serious exploration of important questions about the nature of duty, heroism, suffering, loyalty, and patriotism. The discussion groups can take place on college and university campuses, in veterans' centers, at public libraries and museums, and at other community venues. Most of the participants in the discussion groups should be military veterans; others, such as men and women in active service, military families, and interested members of the public, may participate as well.	Up to \$100,000 which includes support for recruitment and training of facilitator	
National Endowment for the Arts: OUR TOWN Grant Projects that Build Knowledge About Creative Placemaking and Arts Engagement, Cultural Planning, and Design Projects	September 2018	Grant Program Description - This area of Our Town funding is to build and disseminate creative place making knowledge more broadly. These projects can be carried out by arts service or design service organizations, and/or other national or regional membership or university-based organizations that provide technical assistance to those doing place-based work, to expand the knowledge base about creative place making to their members and the field. These projects should expand the capacity of artists and arts organizations to be more effective entrepreneurs and to work more effectively with economic and community development practitioners, and vice versa, to improve the livability of the communities and create opportunities for all	Between \$25,000-100,000 matching	
Lake Erie Commission: Lake Erie Protection Fund (LEPF)	October 2018	The Ohio Lake Erie Commission administers Ohio's Lake Erie Protection Fund, which was established to finance research and on-the-ground projects aimed at protecting, preserving and restoring Lake Erie and its watershed. Projects focus on critical	Up to 50K with 25% match required	

		issues facing Lake Erie, including: water quality protection, fisheries management, wetlands restoration, watershed planning, invasive species, algal bloom research, Lake Erie ecological shifts, and environmental measurements.		
Office of Criminal Justice Services (OCJS) Justice Assistance Grant Law Enforcement (JAGLE)	October 31, 2018	Justice Assistance Grants for Law Enforcement for hiring, training, and employing law enforcement officers and support staff on regular basis, paying overtime for the above, and procuring equipment and technology.	Up to \$20,000	
State Farm Insurance	Oct. 2018	We make it our business to be like a good neighbor, helping to build safer, stronger and smarter communities across the United States. Through our company grants, we focus on three areas: safety, education, and community development.	\$5,000 and up	
National endowment for the Humanities: Dialogues on the Experience of War	November 2018	The program supports the study and discussion of important humanities sources about war, in the belief that these sources can help U.S. military veterans and others think more deeply about the issues raised by war and military service. Although the program is primarily designed to reach military veterans, men and women in active service, military families, and interested members of the public may also participate.	Up to \$100,000	
Robert Wood Johnson Foundations	November 2018	The Robert Wood Johnson Foundation (RWJF) Culture of Health Prize (the Prize) recognizes communities that have placed a priority on health and are creating powerful partnerships and deep commitments that will enable everyone, especially those facing the greatest barriers to good health, the opportunity to live well. A Culture of Health recognizes that health and well-being are greatly influenced by where we live, learn, work, and play; the safety of our surroundings; and the relationships we have in our families and communities. The Prize elevates the compelling stories of local leaders and community members who together are transforming neighborhoods, schools, businesses, and more—so that better health flourishes everywhere.	\$25,000	
Capital Planning Grants	November 2018	Preparing capital grant ideas from local government (Commissioners) that can be reviewed for the upcoming next 2 years state budgeting process. Requires 6 year planning document.		
MARCS (Multi-Agency Radio Communication System)	November 2018	Working with Windham Township to determine if the MARCS grant is going to be applied for by deadline. MARCS is dedicated to providing Ohio's first responders and public safety providers with		

		state-of-the-art wireless digital communications, and to promote interoperability, in order to save lives and maximize effectiveness in both normal operations and emergency situations.		
Ohio Drug Law Enforcement Fund	December 1, 2018			
National Institute of Food and Agriculture-Community Food Projects Competitive Grant Program (CFPCGP)	December 2018	CFP intends to solicit applications and fund two types of grants. The types are entitled (1) Community Food Projects (CFP) and (2) Planning Projects (PP). The primary goals of the CFP are to: Meet the food needs of low-income individuals through food distribution, community outreach to assist in participation in Federally assisted nutrition programs, or improving access to food as part of a comprehensive service; Increase the self-reliance of communities in providing for the food needs of the communities; Promote comprehensive responses to local food access, farm, and nutrition issues; and Meet specific state, local or neighborhood food and agricultural needs including needs relating to: Equipment necessary for the efficient operation of a project; Planning for long-term solutions; or The creation of innovative marketing activities that mutually benefit agricultural producers and low-income consumers.	\$8,640,000 is available	
Food Insecurity Nutrition Incentive (FINI)	December 2018	Grant program supports project that increased the purchase of fruits and vegetables among low-income consumers participating in the supplemental Nutrition Assistance Program (SNAP) by providing incentives at the point of purchase.	21 million available	
Office of Criminal Justice Services (OCJS)	Dec. 2018	Family Violence Prevention and Services grants funds projects that assist units of local government develop and strengthen effective law enforcement and prosecution strategies and services to combat crimes against women.		
Ohio Environmental Education Fund	Electronic LOI due January 9; Applications due January 17, 2019	Local subdivisions of government, local schools, and school boards, non-profit organizations, for profit- organizations, and state agencies can apply for mini grants and general grants. Education projects targeting pre-school through university students and teachers, the general public, and the regulated community. 10% cash or in-kind match required.	\$500	
Public Humanities Grants	January 2019	Public Humanities Projects grants support projects that bring the ideas and insights of the humanities to life for general audiences. Projects must engage humanities scholarship to analyze significant themes in disciplines such as history,	Planning grants up to \$40,000	

		literature, ethics, and art, or to address challenging issues in contemporary life. NEH encourages projects that involve members of the public in collaboration with humanities scholars or that invite contributions from the community in the development and delivery of humanities programming. This grant program supports a variety of forms of audience engagement.	Implementations grants \$50,000-\$400,000	
OCJS: Ohio Drug Law Enforcement Fund Grant	January 2019	The Ohio Drug Law Enforcement Fund will provide funding to defray expenses that a drug task force organization incurs in performing its functions related to the enforcement of the state's drug laws and other state laws related to illegal drug activity. Each applicant will need to demonstrate how their application meets the stated purpose of the fund.		
Distance Learning and Telemedicine Grant Program	TBD	Through The US Department of Agriculture, the Distance Learning and Telemedicine program helps rural communities use the unique capabilities of telecommunications to connect to each other and to the world, overcoming the effects of remoteness and low population density. For example, this program can link teachers and medical service providers in one area to students and patients in another.		
ODNR Division of Forestry: 2017 Volunteer Fire Assistance Grant	January 2019	The U.S. Department of Agriculture, Forest Service, through the Cooperative Forestry Assistance Act, has allocated funds to Ohio for the Volunteer Fire Assistance (VFA) Grant Program. These funds will be distributed to fire protection agencies on the basis of the Act and the federal guidelines. The grants are 50/50 matching reimbursement grants. This means a fire department that receives a grant must purchase the equipment prior to receiving reimbursement for 50% of the total project amount.	Up to \$10K	
Ohio Public Works Commission	Jan. 2019.	The OPWC provides financing for local public infrastructure improvements through both the State Capital Improvement Program (SCIP) and the Local Transportation Improvement Program (LTIP). SCIP is a grant/loan program for roads, bridges, water supply, wastewater treatment, storm water collection, and solid waste disposal. LTIP is a grant program for roads and bridges only.		

National Endowment for Humanities: Creating Humanities Communities	Feb, 2019	The Creating Humanities Communities program provides matching grants to help stimulate and proliferate meaningful humanities activities in states and U.S. territories underserved by NEH's grant making divisions and offices. Grantees will use the funds to establish and undertake new humanities program		
ODNR: Clean Ohio Trails Fund	February 2019	The Clean Ohio Trails Fund works to improve outdoor recreational opportunities for Ohioans by funding trails for outdoor pursuits of all kinds. Local governments, park and joint recreation districts, conservancy districts, soil and water conservation districts, and non-profit organizations are eligible. Eligible projects include: Land acquisition for a trail, trail development, trailhead facilities, engineering and design		
Ohio EPA Grants Liter and Prevention Grants: <i>Community Development</i>	February 2019	Community Development Grants allow Ohio communities to support and expand community recycling and litter prevention efforts. Grants provide funding for equipment to support recycling collection and materials processing. Those eligible to apply include municipal corporations, counties, townships, villages, state colleges or universities, solid waste management districts and authorities, park districts, health districts, statewide recycling and litter prevention trade associations, non-profit organizations and state agencies. The grant requires 50 percent matching funds to be available and spent on the approved project. The grant period is 12 months in duration	\$3,000-\$250,000	
Ohio EPA Grants Ohio EPA Grants Liter and Prevention Grants: : <i>Liter Management</i>	February 2010	Litter Management Grants allow Ohio communities, local government agencies and non-profit organizations to support litter and tire amnesty collection projects. Additionally, grant funding is available to support Keep Ohio beautiful (KOB) Communities and KOB activities. Grant proposals must include an actual clean-up activity to take place on public land or public waterways. The applicant must include a commitment to provide 10 percent matching funds. The grant period is 12 months in duration.	Grants are provided from \$500 to up to \$90,000	
Ohio EPA Grants Liter and Prevent Grants: <i>Scrap Tire Grants</i>	February 2019	Scrap Tire Grants provide financial assistance to Ohio's businesses, communities and non-profit organizations to convert manufacturing operations to accept scrap tire material, expand tire processing operations or utilize scrap tire material in civil engineering construction projects or manufactured products. Businesses or non-profit organizations must secure a local	Grants are provided from \$350,000-\$200,000	

		government sponsor to serve as the grant applicant. Applicants must commit to providing 100 percent matching funds. The grant has a maximum duration of 24 months.		
Ohio EPA Grants Liter and Prevention Grants: <i>Recycling Market Development Grants</i>	February 2019	Market Development Grants are offered to Ohio businesses and non-profit organizations that propose to create equipment infrastructure for successful markets of recyclable materials and related products. Applicants must be sponsored by an eligible governmental agency who will serve as the grant applicant and a pass-through agency for documenting and receiving funds. The applicant must include a commitment to provide 100 percent matching funds. The grant has a maximum duration of 24 months.	\$250,000 awarded per project category	
NEA Art Works-Design	SF-424 due February 2019 Proposal due February 2019	Reviewing form for RPC for submission of the planning, development, printing of Architectural guidelines for Portage County	\$10,000-\$100,000 matching funds	
FEMA Fire Prevention and Safety Grants	March 2019	The Fire Prevention and Safety (FP&S) Grants are part of the Assistance to Firefighters Grants (AFG) and support projects that enhance the safety of the public and firefighters from fire and related hazards. The primary goal is to reduce injury and prevent death among high-risk populations. In 2005, Congress reauthorized funding for FP&S and expanded the eligible uses of funds to include Firefighter Safety Research and Development.	TBD	
LOWES Charitable and Educational Foundation Grants	March Based on last year	Grants used to help build better communities by providing monetary assistance to nonprofits and municipalities looking for support of high-need projects such as: building renovations/upgrades, grounds improvements, technology upgrades and safety.	\$2,000-\$100,000 with most falling between \$10K-\$25K	
US Department of Health and Human Services Drug Free Communities Support Program	March 2019	Eligibility applicants are community-based coalitions addressing youth substance use that have previously received a DFC grant but experienced a lapse in funding or have concluded the first five-year funding cycle and are applying for a second five-year funding cycle.	\$125,000	
Alternative Fuel Vehicle Conversion Program	March 2019	Ohio General Assembly in June 2016 created a new Alternative Fuel Vehicle Conversion Grant program and set aside \$5 million to be awarded for converting or replacing diesel- and gasoline-powered large vehicles to run on alternative fuels. Grants would reimburse business owners of large	Up to \$400,000	

		diesel or gasoline vehicles weighing 26,000 pounds or more (class 7 and 8) for a portion of the cost of replacing or converting the vehicle to run on compressed natural gas (CNG), liquefied natural gas (LNG) or propane autogas (LPG), including bi-fueled or dual-fueled trucks that can run on both an alternative fuel and on gasoline or diesel fuel. Grants can also cover the cost of converting one or more eligible traditional fuel vehicles into alternative fuel vehicles. This is a reimbursement program and applicants must provide their own funding to cover expenses as they are incurred.		
Historic Preservation Tax Credit Program: Round 20	*Historic Documentation, (Part 1 & 2) Feb. 2019 by 5:00 *Application /Fee Submission Deadline: March 2019 by 5:00	The Ohio Historic Preservation Tax Credit Program provides a tax credit in order to leverage the private redevelopment of historic buildings. The program is highly competitive and receives applications bi-annually in March and September. <ul style="list-style-type: none"> SHPO Pre-App Request Deadline: February 1, 2018 Intent to Apply and SHPO Pre-Application Meeting Deadline: Feb. 15, 2018 	TBD	
CLG Grant-Ohio Historic Preservation Tax Credit Round 20	Requires a LOI by Feb. 2019 Application Submission Deadline: March 2019	The Ohio Historic Preservation Tax Credit Program provides a tax credit in order to leverage the private redevelopment of historic buildings. The program is highly competitive and receives applications bi-annually in March and September.		None
The Ohio Department of Public Safety Division of Emergency Medical Services	Due: April 1, 2018	Priority applications are for training of personnel and purchase of equipment; priority for paramedic training programs and those seeking accreditation. The EMS grant award year begins on July 1 and runs through June 30. There are six types of grants (Priorities 1 - 6) available. The amount awarded for each priority is determined by the State Board of Emergency Medical, Fire, and Transportation Services and by the amount of funds available during the award year. Grant applications are available by February 1st	TBD	
SFY 2018-2019 EMS Priority One and Supplemental Grants	Due by April 1, 2018	Grant recipients are required to meet all Ohio Administrative Code requirements to be eligible to receive funds from the State Board of Emergency Medical, Fire, and Transportation Services Grant Program.	TBD	
Ohio Emergency		The Division of EMS administers the Board Priority and Economic Hardship Grants Program under the		

Medical Services: Board Priorities and Economic Hardship	April 1, 2018	direction of the State Board of Emergency Medical Fire, and Transportation Services, for the improvement and enhancement of EMS patient care in Ohio. Funding for the EMS grants program comes from fines levied in the State of Ohio for seatbelt violations.	TBD	
Ohio Emergency Medical Services: Training and Equipment Grants	April 1, 2018	The purpose of the State Board of Emergency Medical, Fire, and Transportation Services Grant Program, administered by the Ohio Department of Public Safety, Division of Emergency Medical Services, is to improve and enhance EMS and trauma patient care in Ohio through the provision of grant funding for equipment, training, and research. The funding source for the grant program is fines levied in the State of Ohio for seat belt violations.	TBD	
Ohio Department Of Public Safety Division Of Emergency Medical Services Emergency, Medical, Fire, & Transportation Services Board Research Grant Application Priority 2-5	April 1, 2018	<p>Priority 2: Second priority shall be given to entities that research, test, and evaluate medical procedures and systems related to adult and pediatric trauma care.</p> <p>Priority 3: Third priority shall be given to entities that research the causes, nature, and effects of traumatic injuries, educate the public about injury prevention, and implement, test, and evaluate injury prevention strategies.</p> <p>Priority 4: Fourth priority shall be given to entities that research, test, and evaluate procedures that promote the rehabilitation, retraining, and reemployment of adult or pediatric trauma victims and social service support mechanisms for adult or pediatric trauma victims and their families.</p> <p>Priority 5: Fifth priority shall be given to entities that conduct research on, test, or evaluate one or more of the following: procedures governing the performance of emergency medical services in this state; the training of emergency medical service personnel; the staffing of emergency medical service organizations.</p>	TBD	
Office of Criminal Justice Services: Residential Substance abuse Treatment Funding	April 2019	The goal of the RSAT Program is to break The cycle of drugs and violence by reducing the Demand for, use, and trafficking of illegal drugs. RSAT enhances the capability of states and units of local government to provide residential substance abuse treatment for incarcerated inmates; prepares offenders for their reintegration into the communities from which they came by incorporating reentry planning activities into treatment programs and assists offenders and their communities through		

		the reentry process through the delivery of community-based treatment and other broad-based aftercare services. OCJS recommends applicants target high-risk offenders as program participants.		
Ohio Environmental Science and Engineering Scholarships	April 15, 2018	FT students majoring in environmental science, environmental engineering or related fields at Ohio colleges/universities can apply. Administered by the Ohio Academy of Science.	\$1250 for students in 2nd year of 2 yr. program; \$2,500 for students in 4/5 th years.	
FEMA SAFER grants	Opens March 26, 2018 Due: April 27, 2018	The Staffing for Adequate Fire and Emergency Response Grants (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities. The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the NFPA (NFPA 1710 and/or NFPA 1720).	TBD	
Ohio Emergency Medical Grants 2018-2019 EMS Priority 2-5 Research RFP Opportunities	Grants Due by April 16, 2018	First priority shall be given to emergency medical service organizations for the training of personnel, for the purchase of equipment and vehicles, and to improve the availability, accessibility, and quality of emergency medical services in this state. In this category, the board shall give priority to grants that fund training and equipping of emergency medical service personnel. Priority 2-5 Research RFP Opportunities -Ohio Trauma System Assessment-Project 1 RFP -Ohio Trauma System Assessment-Project 2 RFP -Ohio Trauma System Assessment-Project 3 RFP -Comprehensive Assessment of Post-Acute -Care Resources for Trauma Patients RFP Assessment of Trauma Specific Education & Certification Resources RFP	TBD	
Preservation Assistance Grants or Smaller Institutions	May 5, 2018	Help small and mid-sized institutions—such as libraries, museums, historical societies, archival repositories, cultural organizations, town and county records offices, and colleges and universities—improve their ability to preserve and care for their significant humanities collections. These may include special collections of books and journals, archives and manuscripts, prints and photographs, moving images, sound recordings, architectural and cartographic records, decorative and fine art objects, textiles, archaeological and ethnographic artifacts, furniture, historical objects, and digital materials. Applicants must	Up to \$6,000	

		draw on the knowledge of consultants whose preservation skills and experiences are related to the types of collections and the nature of the activities on which their projects focus. Within the conservation field, for example, conservators usually specialize in the care of specific types of collections, such as objects, paper, or paintings.		
Ohio Humanities: Quarterly Grants	Draft due May 15, 2018 Proposal due June 15, 2018	Ohio Humanities has 2 special funding opportunities available at all times: 1) Towards A Beautiful Ohio: Ohio Humanities is a 3 year initiative focusing on the environment. As part of this initiative, they seek to strategically invest in public conversations that address environmental issues from a humanities perspective. 2) Humanities and the Experience of War: Standing Tall In recognition of the importance of the humanities both in helping Americans to understand the experiences of service members and in assisting veterans as they return to civilian life	\$2,001-5,000	
NEH- Common Heritage	May 31, 2018	America's cultural heritage is preserved not only in libraries, museums, archives, and other community organizations, but also in all of our homes, family histories, and life stories. The Common Heritage program aims to capture this vitally important part of our country's heritage and preserve it for future generations. Common Heritage will support both the digitization of cultural heritage materials and the organization of public programming at community events that explore these materials as a window on a community's history and culture. NEH especially welcomes applications from small and medium-sized institutions not previously supported.	\$20,000 Max	
Edward Byrne Memorial Justice Assistance Grant (JAG)	May 31, 2018	Proposed to streamline justice funding and grant administration, the Edward Byrne Memorial Justice Assistance Grant Program allows states and local governments to support a broad range of activities to prevent and control crime based on their own local needs and conditions. Areas of support include: Multi-Jurisdictional Drug Task Forces • Law Enforcement • Crime Prevention Programs • Adult & Juvenile Corrections, Community Corrections & Reentry Program • Courts, Defense, Prosecution, and Victim Services Programs • Cross-Agency & Cross-system Collaboration & Training Programs	TBD	
Violence Against Women	May 31, 2018	The Violence Against Women Act (VAWA) Program funds projects that assist units of local government develop and strengthen effective law enforcement and prosecution strategies and	TBD	

		services to combat crimes against women.		
Ohio Public Works Small Government Program	2018 funding year due date is March 30, 2018. Next meeting May 10, 2018	The Small Government Commission provides grants and loans to villages and townships with populations in the unincorporated areas of less than 5,000 in population. Project applications are selected from those not funded through the District Integrating Committees for funding and are submitted by the Districts to compete on a statewide basis. The Commission meets at least once annually to review and approve the methodology, and to vote on the Program Administrator's recommended slate of projects. Additional meetings are held as necessary. Meetings are held at the offices of the <u>Ohio Water Development Authority</u> .***All applicants are required to have a Small Government Engineer's Plan Status Certification	The current annual allocation is \$17.5 million.	
Ohio Public Works Commission Small Government Program (SGP) Emergency Program (EP) Local Transportation Program (LTP)	May 2018 meeting	OPWC administer the State Capital Improvement Program. Through the State Capital Improvement Program (SCIP) the State uses its general revenues as debt support to issue general obligation bonds up to \$175 million in fiscal years 2017 to 2021 and \$200 million in fiscal years 2022 to 2026. Eligible applicants are counties, cities, villages, townships, and water and sanitary districts. Eligible projects are for improvements to roads, bridges, culverts, water supply systems, wastewater systems, storm water collection systems, and solid waste disposal facilities. Funding is provided through grants, loans, and loan assistance or local debt support. Grants are available for up to 90% of the total project costs for repair/replacement, and up to 50% for new/expansion. Loans can be provided for up to 100% of the project costs. Grant/loan combinations are also available. There is no minimum or maximum loan amount.	Up to \$175 million for all programs \$17.5 million for SGP \$3.5 million for EP \$65 million for LTP	
Lake Erie Protection Fund	May 9, 2018	Small grants for research and on the ground projects aimed at protecting, preserving, and restoring Lake Erie or its tributary watersheds in Ohio. Focuses on projects that lead to better management decisions for both environmental protection and economic development. Special grant projects considered. Support through donations or license plate.	Up to 50,000- with most grants averaging about \$15,000	
Ohio Traffic Safety Office	FFY 2019 Traffic Safety Grant Proposals due May 21, 2018.	Competitive grants will be directed toward those state and local community traffic safety activities that will have the greatest impact toward fatal crash reduction. Each proposal should focus on one or more of these issues: alcohol/drug-impaired driving, occupant protection, and/or speed management. Grant proposals must show a clear correlation between the state-identified goals	TBD	

		and the countermeasure activities that are proposed.		
Development Services Agency-Alternative Fuel Transportation Program		The Alternative Fuels Transportation Program provides financial assistance to businesses, nonprofit organizations, school districts, or local governments for the purchase and installation of alternative fuel refueling, blending, or distribution facilities and terminals.	Loan Amounts from \$250,000 up to \$750,00	
NEH: Division of Public Programs, Digital Projects for the Public	June 6, 2018	Digital Projects for the Public-grants support projects that significantly contribute to the public's engagement with the humanities. Digital platforms—such as websites, mobile applications and tours, interactive touch screens and kiosks, games, and virtual environments—can reach diverse audiences and bring the humanities to life for the American people. The program offers three levels of support for digital projects: grants for Discovery projects (early-stage planning work), Prototyping projects (proof-of-concept development work), and Production projects (end-stage production and distribution work). While projects can take many forms, shapes, and sizes, your request should be for an exclusively digital project or for a digital component of a larger project.	between \$30,000-\$100,000	
Cops-community-policing-development-2018	Anticipated date June 7, 2018	USDOJ-COPS-This solicitation is open to all public governmental agencies, profit and nonprofit institutions, institutions of higher education, community groups and faith-based organizations. Proposals should be responsive to the topic selected, significantly advance the field of community policing, and demonstrate an understanding of community policing as it pertains to the application topic. Applications that represent partnerships between law enforcement agencies and institution of higher education and nonprofit institutions are encouraged. Except where otherwise indicated, initiatives that primarily or solely benefit one or a limited number of law enforcement agencies or other entities will not be considered for funding.	Up to \$10M available for program	

CDBG REPORT
June, 2018
Work Through May, 2018

2015 COMMUNITY DEVELOPMENT ALLOCATION GRANT - \$304,000 - (September 1, 2015 – October 31, 2017)

Neighborhood Facility/Community Center – Mantua Township Elevator – \$75,000

The Mantua Restoration Society, Inc. mission is to seek and develop funding to preserve historic buildings and sites in order for them to be vibrant, integral parts of Township government and civic life.

The 2-1/2 story building located at 11741 Mantua Center Road (formerly the Mantua Center School) was constructed in 1914 and was recently placed on the National Register of Historic Places. The building is currently being occupied by the Township Zoning Inspector and the Fiscal Officer. The annex portion (former gym/cafeteria) of the building is rented out almost every night to agencies/organizations.

At this time, persons who rely on wheelchairs to get around are only able to access the annex portion of the building. Funds are being requested to remove the barriers that exist for elderly and handicapped individuals that prevent them from entering the Mantua Township Administration and the Community Building's main building. In an effort to remove the barriers to the elderly and handicapped individuals in the Mantua Township Community, funds will be used to place an elevator in the building, which would provide access to all floors. By removing the barriers to all of the levels of the historic building the entire community can use it and it would be more attractive too for profit and non-profit entities that are looking for a place to set up their business.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$130,000. Mantua Township Trustees, Mantua Restoration Society, Inc. has agreed to leverage \$55,000 of their funds to complete the project.

Installation of the elevator has been completed by Canton Elevator; however, the Township needs to have the required fire alarm/elevator monitoring devices installed. The contractor has completed the punch list items for the lobby. The contractor will contact the State to request the inspection once the Township completes the required fire alarm/elevator monitoring devices is installed.

Met with the Commissioners on April 19, 2018 about obtaining RLF funds to cover what is owed by the Township.

Neighborhood Facility/Community Center – Franklin Township Hall ADA - \$35,000

Franklin Township took ownership of the building (formerly the Franklin Silk Company) located at 218 Gougler Avenue, Kent in 1840. The building has been the site of the township government since that time. The building was placed on the National Register of Historic Places in 1975.

The meeting room is nearly the entire second floor of the building and is accessible only by a spiral staircase or the fire escape on the outside of the building. Unfortunately, this makes the meeting room inaccessible to the elderly or handicapped. For this reason, meetings are held in a small conference room downstairs that only holds about 20 chairs for citizens or interested parties. This is rarely enough and people must stand in the hallway outside of the room and try to hear what is going on in the meeting.

The Zoning Commission, the Board of Zoning Appeals as well as the Board of Trustees meet for major concerns several times each month. Although the building is located in the City of Kent, the meetings are attended by the residents who live in Franklin Township. The Zoning Commission, Board of Zoning Appeals and Trustees meetings all have a large audience of interested senior citizens that are interested in the township happenings and many cannot attend because there is not enough room.

In an effort to remove the barriers to the elderly and handicapped individuals, funds will be used to place a lift type of elevator in the downstairs corner by the parking lot in order to not disturb the historical status of the building.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$73,000. Franklin Township Trustees has agreed to leverage \$38,000 of their funds to complete the project. **WORK COMPLETED**

Historic Preservation/Phoenix II Roof Replacement - \$44,200

The second phase (111 & 113 East Main Street) of the Phoenix Building is estimated to cost 1.3 million dollars. Interior work including the construction of six new apartments on two floors cannot move forward until the 6,000 square foot roof has been replaced. The roof has been found to be structurally unsound. Some temporary patches have been applied to address major leaks, but are not expected to hold for long. Even with treatment, water filtration is affecting the interior spaces.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$133,963. Coleman Professional Services has agreed to leverage \$89,963 of their funds to complete the project. **WORK COMPLETED**

Parks and Recreation Facilities/McElrath Neighborhood Ballfield - \$39,000

The McElrath Improvement Corporation (MIC) has been in existence for over 40 years with the mission to improve the living conditions and to expand economic opportunities in the McElrath Community. Over the years MIC has been involved with countless projects and activities to assist McElrath residents and improve the neighborhood image.

In 2002-2003, with assistance of the Portage County Commissioners, Leadership Portage County, Community Action Council, the Baseball Tomorrow Fund and others MIC was able to build neighborhood baseball fields for use by all residents on property located at 3770 Richardson Street owned by or donated by to MIC for such uses. Since that time using volunteers and community organizations, MIC has struggled to maintain the concession stands and baseball fields so that they can be utilized to the maximum capacity.

All funding is generated by small fundraisers, revenues from concession stand sales and donations from the community.

Funding is requested to make needed repairs to the concession stands and restrooms and to repair the actual baseball fields through the purchase of screened top soil.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$39,000. **WORK COMPLETED**

Parking Facilities/Garrettsville Parking Lot - \$50,000

A fire in the historical, commercial district of the Village of Garrettsville destroyed an entire block of buildings on March 22, 2014. The fire has left the entire block in rubble creating a blight to the area. Thirteen businesses were displaced by the fire and more than 15 other businesses in the Village are believed to have been harmed from the decrease in customer traffic.

Funds are being requested to remove and pave the existing parking lot and to create an entrance to the parking lot located parallel to Main Street in the historic, commercial district in the Village of Garrettsville in order to eliminate a blight to the area to benefit 1,410 persons.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$156,688. The Village of Garrettsville has agreed to leverage \$109,688 of their own funds to complete the project.

WORK COMPLETED

Fair Housing - \$7,000

Fair housing services including landlord/tenant information, discrimination complaints, training, posters and brochures will be provided for the residents of Portage County, excluding the City of Kent. **WORK COMPLETED**

Administration and Implementation of the CDBG Grant - \$53,800

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the projects.

OCD monitored the grant on January 11, 2018 and we received the monitoring report on March 26, 2018. Portage County received five findings and two advisories due to the administration of the Critical Infrastructure Grant by Neighborhood Development Services. A response will be required by the County CEO within 30 days.

2016 COMMUNITY DEVELOPMENT ALLOCATION GRANT - \$330,000 - (September 1, 2016 – October 31, 2018)

Neighborhood Facilities/Community Center (Windham Community Center) - \$121,400

The Windham Village Community Center is in need of repairs. The following repairs are proposed:

- Replace the existing failing asphalt roof with a new metal roof system.

- Replace the gutter and downspouts.
- Paint the exterior and replace the existing siding.
- Add 3 new ADA compliant exterior decks for ingress and egress.
- Add new security lighting.

The Community Center is located at 9647 East Center Street and is in an area considered to be 65% Low-Moderate Income.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$121,400. **WORK COMPLETED**

Neighborhood Facilities/Community Center (Mantua Center School) - \$36,800

Phase 1 consisted of the purchase and installation of an elevator to remove the barriers to elderly and handicapped individuals using the Mantua Township Administration and Community Building (former Mantua Center School). At this time persons who rely on wheelchairs to get around are only able to access the annex portion of the building.

Phase 2 will construct a slightly inclined walkway that leads from the handicapped accessible parking spots to the elevator as well as an entrance lobby to the elevator. One edge of the walkway will abut the building and other will abut a brick retaining wall. Without the walkway to the elevator, elderly and handicapped individuals will be prevented from entering the Mantua Township Administration and Community Building's main building. The entrance lobby will serve to keep people out of the elements as they are entering or leaving the elevator.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$36,800.

The contractor has completed the items on the punch list and is waiting for the architect to confirm that all work on the punch list has been completed.

Neighborhood Facilities/Community Center (Coleman Adult Day Services) - \$26,700

Coleman Adult Day Services has high lighting needs. This helps to ensure safety at the facility, including minimizing the risk of falls for older clients with failing eyesight. Nurses need to be able to read instructions on medication and make careful observations of clients.

CDBG funds will be used to replace 215 lights of 21 different types located throughout the building, exterior walkways and parking. The Adult Day Services is located at 6695 North Chestnut Street in the City of Ravenna. Replacement of both incandescent and fluorescent lighting with LED lighting can greatly reduce both electricity bills and a buildings carbon footprint.

The request would serve a population comprised of approximately 130 adults with physical, cognitive or development disabilities and their care givers annually.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$26,735.

The specifications are being prepared for the RFP and it is anticipated that it will be go out by middle of June.

Public Facilities - \$63,100 + the City of Ravenna will contribute \$6,816

CDBG funds will be used to provide ADA handicap accessibility in LMI residential areas by installing and upgrading 45 curb ramps and 2073 linear feet of sidewalk to ADA Standards along Highland Avenue to Central Avenue as well as along Prospect Street to Summit Street in the City of Ravenna.

The project is located in Census Tract 6008, Block Group 3 which is considered to be 54% LMI and will benefit 34 persons.

The total cost based on Davis Bacon Prevailing Wages is estimated at \$69,916. The City of Ravenna will contribute \$6,816. **WORK COMPLETED**

Fair Housing - \$7,000

Fair housing services including landlord/tenant information, discrimination complaints, training, posters and brochures will be provided for the residents of Portage County, excluding the City of Kent.

There were two requests for assistance received in April.

Administration - \$55,000

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the projects.

2018 COMMUNITY DEVELOPMENT ALLOCATION GRANT - \$486,000 (September 1, 2018 – October 31, 2020)

The Commissioners recommended the following projects to be submitted to the State:

#	Agency/Organization			Grant Request	Other Funds	Project
1	Portage Council	Private	Industry	\$77,400	\$41,100	Run a waterline that will enable the Ravenna Head Start Facility to provide services to children and families in both Head Start and Early Head Start.
2	City of Ravenna			\$133,300	\$6,710	Replace 565 linear feet of 49-year old deteriorated concrete roadway between Franklin Street and North Diamond Street.
3	Family & Community Services			\$85,000	\$5,000	Replace 80-ton Trane Chiller system that provides air conditioning at 705 Oakwood Street, Ravenna.
4	Coleman Professional Services			\$38,100	0	4155 State Route 14, Edinburg: Replace dishwasher, hot water tank,

				kitchen sink/faucet, Replace tub/shower, sinks and faucets in both bathrooms, Install grab bars in showers, Remove flooring and install plank flooring in the living area and bedrooms, Install new plywood decking on the ramp/porch. 5982 Rhodes Road, Franklin Township: Ramp/ Deck repairs
5	Windham Township	\$55,000	0	Demolition and asbestos abatement of an old church located at 10352 Silica Sand Road, Windham Township.
TOTAL		\$388,800	\$15,810	

Total Allocation: \$486,000

RPC Administration: Up to \$87,200

Fair Housing: \$10,000

Left to Allocate (Up to 6 Projects): \$388,800

The 2018 CDBG Allocation Grant Public Hearing will be held on June 7, 2018 at 10:30 a.m. on the 7th floor at the P.C. Administration Building, in the Commissioner's meeting room.

The grant application is due by 11:59 p.m. on June 15, 2018.

2017 CDBG CRITICAL INFRASTRUCTURE GRANT (RAVENNA CITY) - \$300,000 - (NOT FUNDED)

Flood and Drainage Facilities - \$18,400 (CDBG) + \$50,000 (Ravenna City Storm Water Funds)

It is anticipated that 1,750 LF of curb will be replaced, 6 catch basin and 3 manholes replaced along Vine and Gill Street in the City of Ravenna.

Water Facility Improvements - \$230,700 (CDBG) + \$150,000 (Ravenna City)

The waterlines along Vine and Gill Street have experienced 14 breaks in the last 25 years. These breaks are mostly due to corrosion of the cast iron with which the lines were constructed. It is anticipated that 1,550 LF of waterlines will be replaced. The 1 fire hydrant is insufficient for fire protection and the low pressure is likely due to the corrosion. One fire hydrant will be removed and 3 fire hydrants will be installed.

Sidewalk Improvements - \$18,800 (CDBG)

There are numerous deteriorated and uneven sidewalk sections along Vine and Gill Street that exceed the threshold for ADA accessibility. Two of the curb ramps do not meet ADA accessible guidelines and need upgrading. It is anticipated that 575 LF of 4" sidewalk and 150 LF of 6" sidewalk will be replaced.

Street Improvements - \$12,100 (CDBG) + \$50,000 (Ravenna City Paving Funds)

The roadways were last resurfaced in 2006 and thus have met their 12 year anticipated lifespan. It is anticipated that 882 LF of asphalt resurfacing will be done on Vine Street and 622 LF of chip and seal resurfacing will be done on Gill Street.

Administration - \$20,000

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the projects.

Received notification from OCD on May 29, 2018 that deficiencies were found in the application and therefore was not funded.

Met with the Commissioners on May 31st to get permission to re-submit the grant application.

A pre-application for 2018 Critical Infrastructure funds was submitted on June 1st and was accepted by OCD to submit the grant application. The public hearing will be held on June 14th at 10:15 a.m.

2017 CDBG CRITICAL INFRASTRUCTURE GRANT (WINDHAM VILLAGE) - \$281,000 - (NOT FUNDED)

Sidewalk Improvements - \$30,500 (CDBG)

It is anticipated that 752 LF of sidewalks will be replaced and 3 ADA ramps will be replaced and spot curb repairs will be completed, which provide ADA access along Bauer Avenue.

Street Improvements - \$119,900 (CDBG) + \$29,000 (Windham Village)

It is anticipated that 752 LF of roadway base will be rebuilt up to the subgrade and the roadway rebuilt with 6" of stone and 6" of asphalt.

Water Facility Improvements - \$110,600 (CDBG)

Approximately 752 LF of waterline will be replaced including service and fire hydrants along Bauer Avenue.

Administration - \$20,000

Administration and Implementation of the grant includes grant preparation, project management and bidding, completion of reports and day-to-day oversight of the projects.

Received notification from OCD on May 29, 2018 that deficiencies were found in the application and therefore was not funded.

Met with the Commissioners on May 31st to get permission to re-submit the grant application.

A pre-application for 2018 Critical Infrastructure funds was submitted on June 1st and was accepted by OCD to submit the grant application. The public hearing will be held on June 14th at 10:00 a.m.

**PORTAGE COUNTY RPC
FINANCIAL STATEMENT
May 31, 2018**

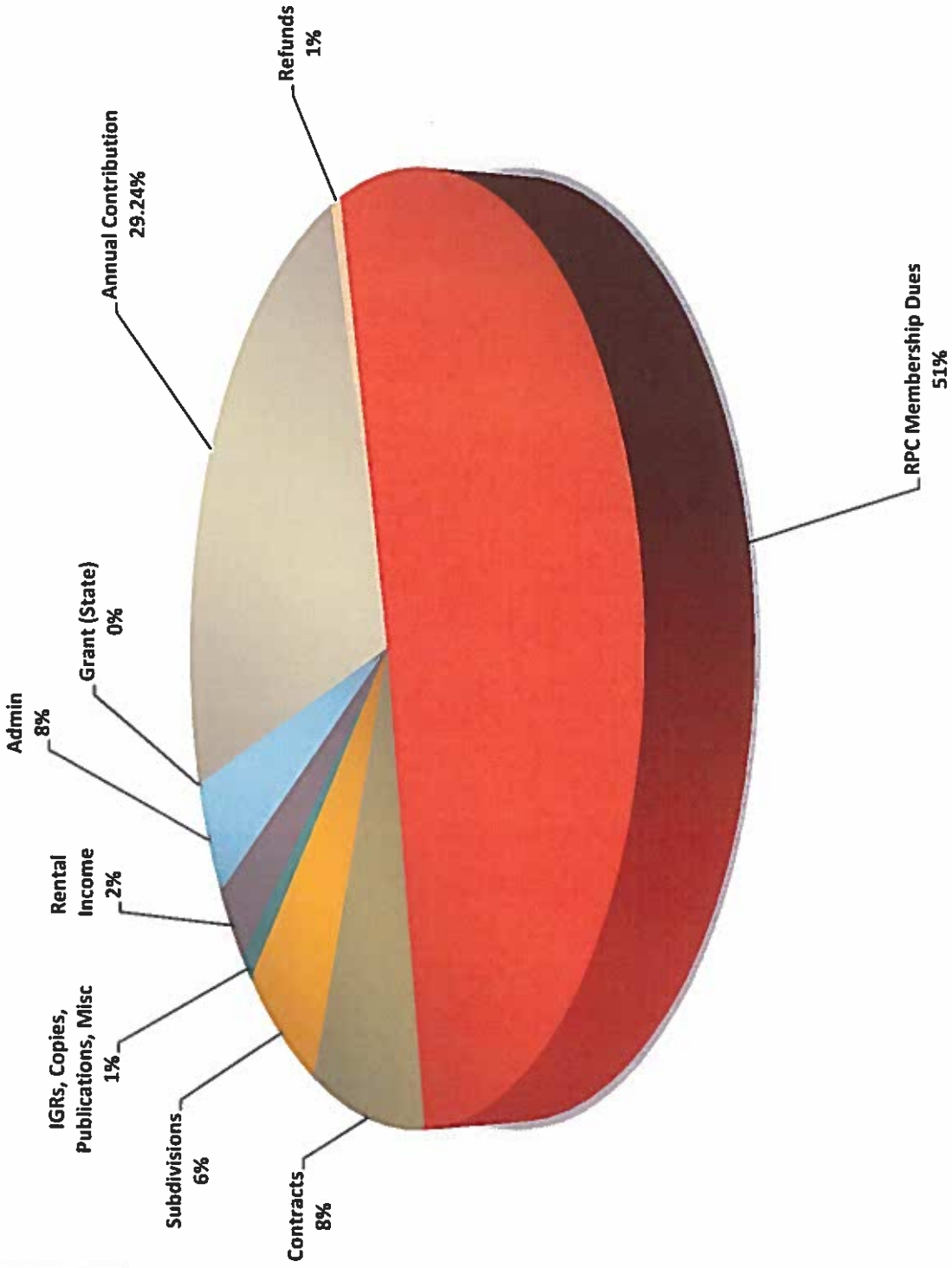
	Month to Date		Year to Date	
Beginning Cash Balance	\$ 105,649.14	<-- May 1st-->	\$ 34,861.79	<-- Jan. 1st
Total All Receipts	\$ 5,108.70		\$ 212,052.28	
Total All Expenditures	\$ 30,974.53		\$ 167,130.76	
Ending Cash Balance	\$ 79,783.31	<-- May 31st -->	\$ 79,783.31	

REVENUES	Budget	M-T-D	Y-T-D	Accts Recvble	Balance	% recvd
RPC Membership Dues	230,775.00	1,494.31	107,800.55	-	122,974.45	47%
Subdivisions	11,000.00	1,900.00	12,500.00	-	(1,500.00)	114%
IGR's	100.00	-	-	-	100.00	0%
Copies/Misc.(community over hrs)	1,000.00	1,071.06	2,143.53	44.10	(1,143.53)	214%
Publications	-	-	-	-	-	0%
Grant (State)	-	-	-	-	-	0%
Rental Income	20,400.00	325.00	6,350.00	-	14,050.00	31%
Contracts	28,000.00	154.20	17,478.66	8,763.87	10,521.34	62%
Contract Portage County	37,500.00	164.13	9,260.24	1,800.65	28,239.76	25%
Annual Contribution	70,000.00	-	55,000.00	-	15,000.00	79%
Refund/Reimbursement	2,000.00	-	1,519.30	214.28	480.70	76%
Donation	-	-	-	-	-	-
TOTAL REVENUE	400,775.00	5,108.70	212,052.28	10,822.90	188,722.72	53%
January 1, 2018 Unencumbered						
Cash Balance	34,861.79					
TOTAL CERTIFICATE OF RESOURCES	435,636.79					

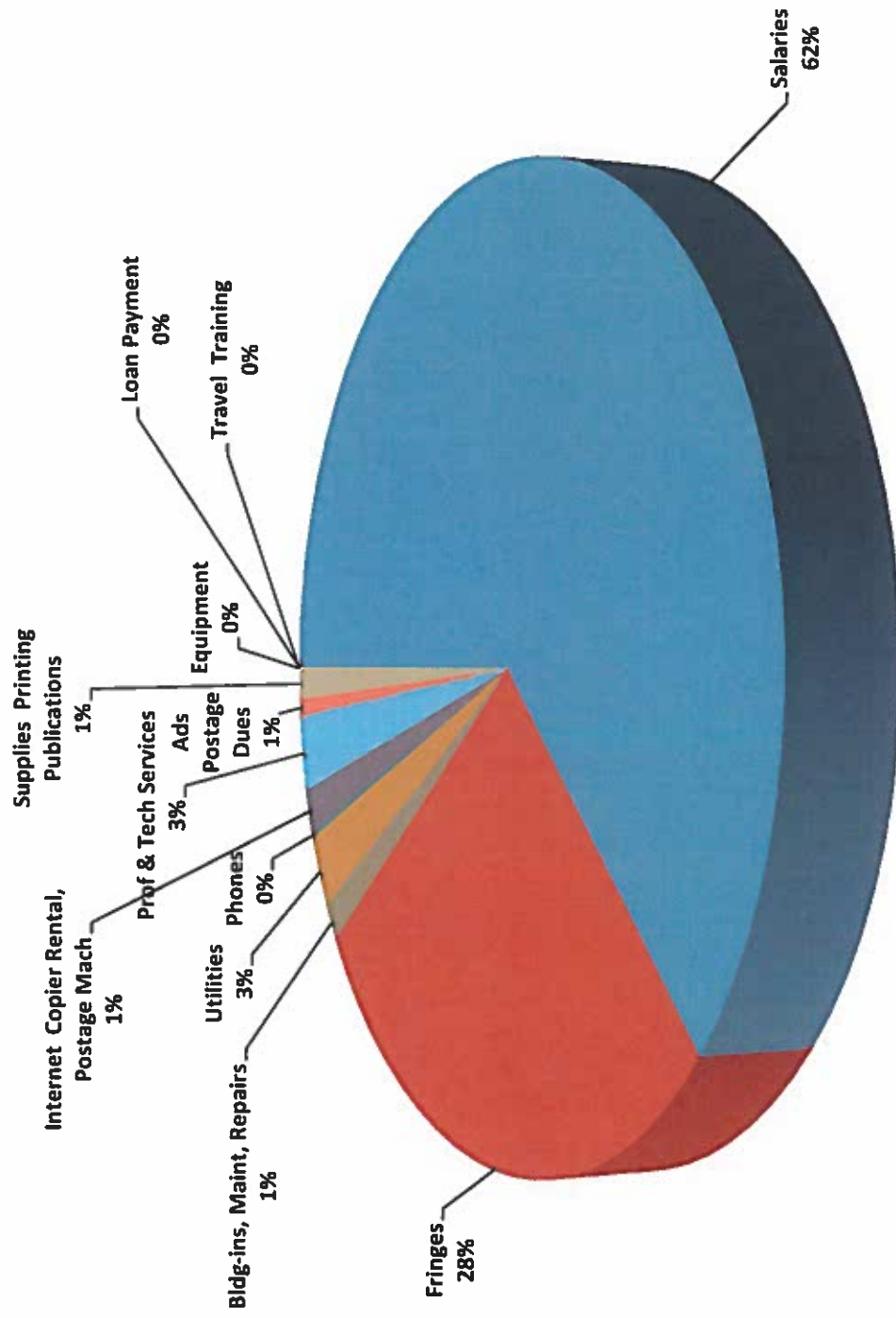
EXPENDITURES	Budget	M-T-D	Y-T-D	Encumbered	Balance	% expend
3 Salaries	243,760.00	19,296.22	102,935.55	-	140,824.45	42%
3 PERS	38,616.00	2,595.14	14,304.72	-	24,311.28	37%
3 Medicare	3,999.00	265.75	1,420.26	-	2,578.74	36%
3 Workers Comp	5,517.00	328.04	1,749.94	-	3,767.06	32%
3 Health Insurance	73,700.00	5,502.86	28,578.29	-	45,121.71	39%
4 Contract Services	2,364.00	199.99	1,000.94	799.06	564.00	76%
4 Travel/Training	3,000.00	-	47.56	17.48	2,934.96	2%
4 Dues	590.00	178.49	625.99	-	(35.99)	106%
4 Publications	400.00	-	195.00	-	205.00	49%
4 Utilities	10,350.00	1,033.68	4,358.77	2,294.73	3,696.50	64%
4 Advertising	300.00	-	10.55	89.45	200.00	33%
4 Telephone	1,500.00	-	366.75	-	1,133.25	24%
4 Postage	1,601.00	-	400.00	500.00	701.00	56%
4 Repairs	2,200.00	-	1,261.00	599.00	340.00	85%
4 Maint/Custodial Contract	2,600.00	210.00	997.50	302.50	1,300.00	50%
4 Equip/Copier Rental	3,550.00	242.86	1,583.08	316.92	1,650.00	54%
4 Professional & Technical Services	2,528.00	-	-	1,500.00	1,028.00	59%
4 Audit Services	5,000.00	-	20.50	4,979.50	-	0%
4 Computer Services	1,200.00	-	257.27	200.00	742.73	38%
4 Legal Services	10,000.00	833.33	4,166.69	-	5,833.31	42%
4 Insurances (Bldg & Bonds)	-	-	-	-	-	0%
5 Supplies	3,500.00	-	692.68	637.76	2,169.56	38%
5 Photocopying/Printing	2,200.00	288.17	982.72	344.28	873.00	60%
5 Equipment/Software	-	-	-	-	-	0%
5 Furniture	-	-	-	-	-	0%
6 Building Improvements	-	-	-	-	-	0%
7 Refund/Reimbursement	1,175.00	-	1,175.00	-	-	0%
8 Debt Service (Loan)	-	-	-	-	-	0%
TOTAL 2017 EXPENDITURES	419,650.00	30,974.53	167,130.76	12,580.68	239,938.56	43%
2017 Carryover Encumbrances						
4 Custodial Contract	-	-	-	-	-	0%
Total 2016 Encumbrances	-	-	-	-	-	-
GRAND TOTAL	419,650.00	30,974.53	167,130.76	12,580.68	239,938.56	

PCRPC REVENUE SOURCES 2018

PCC/CDBG
Admin



EXPENDITURES 2018



CDBG FUNDS
05/31/18

FUND	BEGINNING CASH BALANCE	RECEIPTS	EXPENDITURES	ENDING CASH BALANCE
Formula 2016 Grant (BF-16)	22,556.45	-	1,424.13	21,132.32
	-	-	-	-
TOTAL	22,556.45	-	1,424.13	21,132.32

05/31/18

2016 Formula Grant

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Windham Community Center Rehab	\$ 121,400.00	\$ 1,260.00	\$ 115,475.58	\$ 5,924.42	\$ -	\$ 121,400.00	\$ -
(01) Fair Housing Program (County)	\$ 7,000.00	\$ 164.13	\$ 6,273.15	\$ 726.85	\$ -	\$ 7,000.00	\$ -
(02-1) General Administration	\$ 55,000.00	\$ -	\$ 53,840.31	\$ 1,159.69	\$ -	\$ 55,000.00	\$ -
(02-2) Ravenna City Sidewalk replacement	\$ 63,100.00	\$ -	\$ 63,100.00	\$ -	\$ -	\$ 63,100.00	\$ -
(03) Mantua Center School	\$ 36,800.00	\$ -	\$ 28,478.64	\$ 8,321.36	\$ -	\$ 36,800.00	\$ -
(04) Coleman Adult Day Svcs. Lights	\$ 26,700.00	\$ -	\$ -	\$ 26,700.00	\$ -	\$ 5,000.00	\$ 21,700.00
(05) Return to Grantor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS	\$ 310,000.00	\$ 1,424.13	\$ 267,167.68	\$ 42,832.32	\$ -	\$ 288,300.00	\$ 21,700.00

Grant Period 09-01-16/10-31-18

LGIP Fund 8520
05/31/18

FUND	BEGINNING CASH BALANCE	RECEIPTS	EXPENDITURES	ENDING CASH BALANCE
LGIP Parks & Rec/Plan	164.88	-	-	164.88
				-
TOTAL	164.88	-	-	164.88

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Administration RPC	\$ 44,500.00	\$ -	\$ 44,500.00	\$ -	\$ -	\$ 44,500.00	\$ -
Administration Park District	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00
Copies/Printed Materials	\$ 500.00	\$ -	\$ 335.12	\$ 164.88	\$ -	\$ 500.00	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -		\$ -	\$ -	
Totals	\$ 50,000.00	\$ -	\$ 44,835.12	\$ 5,164.88	\$ -	\$ 45,000.00	\$ 5,000.00

SBIG
20160609

Grant period 5-19-16/5-19-18
Extension requested 1-31-18
Extension granted 12-31-18

LGIP Fund 1266
05/31/18

FUND	BEGINNING CASH BALANCE	RECEIPTS	EXPENDITURES	ENDING CASH BALANCE
LGIP Marketing/Branding	12.88	-	-	12.88
TOTAL	12.88	-	-	12.88

Activity	Budget	M-T-D Expenditures	Accum Exp	Left to Spend in Grant	M-T-D Draws	Accum Draws	Left to Draw in Grant
Administration RPC	\$ 22,500.00	\$ -	\$ 4,376.32	\$ 18,123.68	\$ -	\$ 4,387.00	\$ 18,113.00
Consulting Contract	\$ 25,000.00	\$ -	\$ 5,600.00	\$ 19,400.00	\$ -	\$ 5,600.00	\$ 19,400.00
Copies/Printed Materials/Prep	\$ 2,500.00	\$ -	\$ 10.80	\$ 2,489.20	\$ -	\$ 13.00	\$ 2,487.00
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 50,000.00	\$ -	\$ 9,987.12	\$ 40,012.88	\$ -	\$ 10,000.00	\$ 40,000.00

SBIG
20170346

Grant period 11-17-16/11-17-18

**PORTAGE COUNTY REGIONAL PLANNING COMMISSION
FEE SCHEDULE
Effective: June 14, 2018**

<u>Review Process</u>	<u>Fee</u>
Exemptions	\$35.00
Minor Subdivisions	\$135.00 + \$10.00 \$150.00 + \$25.00/Lot when over 2 lots
*Plat (When No Preliminary Plan Filed)	\$750.00 900.00 + \$75.00/Lot
Preliminary Plan	\$750.00 + \$25.00 \$50.00/Lot
Preliminary Plan Approval Extension	\$80.00
*Plat (When Preliminary Plan Approved)	\$1,100.00
*Replat	\$390 400.00 + \$50.00/Lot when over 3 lots
*Exceptional Replat	\$390 350.00
Variance	\$735.00
Intergovernmental Review	\$100.00

***Plats and Replat fees include up to 3 extension of times related to reviews (does not include initial extension caused by timing of the submittal). Additional extension of times caused by the applicant will require the following additional fees:**

- 4th **\$100**
- 5th **\$250**
- 6th and each additional **\$350**