

# LAWRENCE TOWNSHIP ZONING COMMISSION MEETING

January 6, 2020

The members in attendance: Frank Bachman, George Downes, Joe Hafer and Patrick Kline. Trustee Don Ackerman and Zoning Inspector Ron Weekley were also present. Jeff and Julie Bunner and Dave Schaub were present along with township residents Aaron Ridenbaugh, Sally Storad, Bill Woodward and Roger Kyriacou. Mike Durbin was also in attendance.

The meeting was called to order at 7:03 p.m. by George Downes.

November minutes were unable to be approved due to the absence of Mark Scott. Frank Bachman made a motion to accept the December 2, 2019 meeting minutes. Motion was seconded by Joe Hafer and the motion passed, minutes accepted.

Trustee Ackerman introduced the board to everyone present.

Michael (Jeff) Bunner introduced himself to the Zoning Commission. He is looking to build an athletic complex on St. Rt. 212. Mr. Brunner grew up on Shepler Church and owns several businesses and lives in Green. He is active with competitive travel baseball and softball and private instruction. There is a lack of opportunity in our area for upper end baseball. He was impressed with the ball fields in the Bolivar area. He is looking at building 4 ball fields with AstroTurf and a training complex to have private instruction and an indoor ballfield. He will have lighting as tournaments could be from 8 am till late at night. He is aware of lighting issues and will respect surrounding neighbors. Main usage would be April through October each year. Once the indoor building is complete it will be used for training purposes in the winter months. There will be a concession stand there and alcohol is a possibility. The closest facility similar to this type is in Columbus or Sandusky. This facility will draw a lot of people in on weekends, estimating 600-1,000. This facility will be used for traveling baseball and softball, family focused facility for 9-12 year olds and high school up to and including college. The property is under contract contingent to the approval of zoning. This facility could possibly be used for soccer and lacrosse down the road.

Zoning Inspector Weekley advised that that property is currently zoned C-1 and caution crossing the new Wilkshire walking trail. Bachman questioned the additional traffic and Bunner advised that ODOT is restricting access from St. Rt. 212. The main entrance cannot be on St. Rt. 212. Bunner anticipates spring 2021 to open. Zoning Commission are all in agreement that this is a great opportunity for the township and will look into what is needed to allow this to be in compliance with zoning. Zoning Commission realizes that there is a time frame, due to the contract Bunner has with the potential purchase.

Mike Durbin indicated that Regional Planning approved the Old Orchard development and he is presenting proposed final plans to the Zoning Commission. Regional Planning initially approved 6 lots but with the variance now there are 7 lots and all setbacks will be met. Engineer is drawing up water and sewer for dedicated private drive and rain run-off. Any additional changes should only be possible water detention. There is a 6" water line for full hydrant being installed. The dedicated private drive is considered a Road Class 3 which is sufficient for 5 lots and fire truck should be fine, in case dedicated private drive ever turns into a public road. Durbin indicated that it is his desire to pave the drive when all the houses are built but will possibly start with limestone. Dedicated private drive will have a post at the end of the driveway indicating that the 5 addresses with an arrow, so EMT or fire department looking for these properties will find them. Dedicated private drive will be owned by the homeowners and a maintenance agreement will be in place. There will be a county water line. Durbin is looking for approval from the trustees on the current plan. Durbin would also like support of the trustees for a TIFF to help with this development. Trustees supportive of the TIFF but not willing to pay the attorney fees, Durbin will pay and is going to start the process.

Ackerman proposed a TIFF on the athletic complex as well to help with the roads and also if alcohol is involved additional police protection. Discussion of potential additional businesses and or hotel if the athletic complex becomes a reality and does in fact bring 600-1,000 visitors.

Ackerman reminded the Zoning Commission that the OTA conference is coming up the beginning of February in Columbus and the township will reimburse any member who wants to attend. Ackerman indicated that they have had a mock hearing at the OTA convention in the past and he will check to see if that is something that he can have here for the Zoning Commission and the Board of Zoning Appeals attend.

Inspector Weekley indicated that there are four township residents who have submitted applications to become members of the Zoning Commission and/or the Board of Zoning Appeals. Inspector Weekley explained the purpose of the Zoning Commission and the Board of Zoning Appeals. Tuscarawas County has 22 townships and only 3 have zoning, Lawrence, Dover and Sandy.

Chairman Downes asked each candidate to introduce themselves and tell a little about themselves. Aaron Ridenbaugh is an attorney in Cuyahoga Falls and has dealt with some zoning and is interested in the Zoning Commission or the Board of Zoning Appeals. Sally Storad has been in real estate and currently works with digital graphics and has had some zoning exposure. Roger Kyriarou has lived in the township 1-1/2 years but has visited the area the last 20 years moving from Chicago. Has been very active in his community and would like to continue.

Inspector Weekley presented the Zoning Commission with a proposed new permit application for their review.

Chairman Downes gave the Zoning Commission his proposed agenda for the Board of Zoning Appeals – Zoning Commission group meeting. Discussion if the Board of Zoning Appeals should

attend the Zoning Commission meetings, maybe one or two representatives at a time to better understand why zoning decisions are made. Discussed how important the Board of Zoning Appeals hearings are and what gets approved and not approved.

Frank Bachman made a motion to adjourn, seconded by Patrick Kline and meeting was adjourned at 9:30p.m.

The next Zoning Commission meeting is scheduled for Monday, February 3, 2020 at 7 p.m. at the Lawrence Township Building.

Respectfully,

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Ann Ackerman