

# BOARD OF ZONING COMMISSION

Tuesday, October 6, 2020 - 7:00 p.m.

**Via Zoom**

- I. **Call to Order & Pledge of Allegiance**
- II. **Roll Call**
- III. **Introduction/Welcome new Alternate, Shannon Mueller**
- IV. **ZC02-2020:** Guttman Properties, LLC is requesting a Minor Modification to the Approved Final PUD Plan for the Grand at Sugarcreek to modify condition 16 requiring a replat of the Brown's Run subdivision and for review of the elevations proposed for the twin family homes as required in condition 18
- V. **Approve Minutes**
  - A. March 3, 2020
- VI. **New Business**
  - A. Trustees looking at taking steps to require registration of massage establishments and their employees by Resolution (permitted per Section 503.41 of the ORC). This action is outside of the township's zoning powers (not a Zoning Resolution Text Amendment but an independent Resolution that would be passed by the Trustees).
- VII. **Old Business**
  - A. Physician Led Healing and Wellness Center Text Amendment- approved by the Trustees as recommended by the Zoning Commission (local physician granted Conditional Use approval by the BZA to operate)
  - B. Bellasera-construction well underway, no significant issues to report; working on additional screening to be provided to the west (over and above what was required by the Zoning Commission/Trustees)
  - C. Landings at Sugarcreek-continuing to work with the developers to bring the open space areas into compliance; progress is being made; Fischer Homes transition into the development as the sole builder complete
- VIII. **Announcements**

Next Regularly Scheduled Meeting: Tuesday, November 3, 2020 - 7:00 p.m.

## **PUBLIC HEARING CONDUCT**

A public hearing is a formal invitation and opportunity for the public to address concerns regarding an application that has been brought before this Board. This Board is a recommending body. Recommendations made by this Board are transmitted to the Board of Township Trustees for their consideration at a subsequent public hearing on any given application. The Chairperson conducts the meeting and must recognize all speakers prior to their speaking. When recognized to speak, please approach the podium, speak only into the microphone and advise the Board of your name and address before you speak. Comments should not be redundant. If comments become redundant, the Chairperson will not recognize speakers unless new information is presented. The Chairperson may elect to limit public comments to three (3) minutes per person. Once a public hearing is closed, the public may no longer comment. The public has the opportunity and right to be heard, but does not have the right to make defamatory, inciting or inflammatory comments such as speaking when not recognized by the Chair, clapping, etc. Anyone making these comments or conducting themselves in an offensive manner may be subject to removal from the hearing and further action.

## **PUBLIC HEARING PROCEDURES**

- Public hearing is formally opened
- Staff presents the case
- The applicant may address the Board
- Speakers for the application are recognized
- Speakers against the application are recognized
- Speakers wishing to make neutral comments are recognized
- The applicant is presented with the opportunity for any final comments
- The public hearing is closed
- The Board begins deliberation and concludes with a recommendation of approval or denial to the Board of Township Trustees for consideration at a subsequent public hearing on the subject application

