

April 28,

25

Held

20

The Granger Township Board of Trustees met for a properly advertised Public Hearing Session on Monday, April 28, 2025, 7:00 PM, at the Granger Township Administration Building, 3717 Ridge Rd., Medina. In attendance were Trustees: Richard L. Pace, Chair, John H. Ginley, Jr. and Teri A. Berry and Fiscal Officer Donald L. Baker.

CALL TO ORDER: The meeting was opened at 7:00 PM by Trustee Richard Pace.

OPENING OF THE PUBLIC HEARING AND HEARING TOPIC: Mr. Pace opened the hearing and noted it was a continuation of the properly advertised public hearing that was held by the Granger Township Board of Trustees on Wednesday, March 26, 2025, continued until Wednesday, April 9, 2025, and continued until Monday, April 28, 2025, for the purpose of hearing testimony from both proponents and opponents on amendments to the Granger Township Zoning Resolution. All statutory requirements relating to the process of this public hearing were met.

The purpose of the hearing is to consider:

Text Amendments: To Establish Specific Accessory Building Regulations for Subdivisions in the R-1 District via Amendments to Article II: General Provisions, Section 207 and Related Amendments to Definitions (Article X), District Regulations (Article III) and General Provisions (Article II).

The Zoning Commission has made and unanimously passed a motion to recommend adoption of the proposed text amendments to Section 207: Accessory Buildings in a Subdivision.

Mr. Pace noted the Public Comment portion of the meeting was closed at the April 9th continuation.

DELIBERATION: Mr. Pace summarized the Zoning Commission recommendation and the Trustee changes thereto. Specific changes will be contained in any proposed action.

RECOMMENDATION: No additional recommendations were forthcoming.

TRUSTEE ACTION: Mrs. Berry forth the following Resolution:

RESOLUTION NO. 04-28-2025-1: TO APPROVE WITH MODIFICATIONS AMENDMENTS TO THE GRANGER TOWNSHIP ZONING RESOLUTION RECOMMENDED BY THE GRANGER TOWNSHIP ZONING COMMISSION TO ESTABLISH SPECIFIC ACCESSORY BUILDING REGULATIONS FOR SUBDIVISIONS IN THE R-1 DISTRICT VIA AMENDMENTS TO THE FOLLOWING:

ARTICLE II: GENERAL PROVISIONS, Section 207 Accessory Uses and Structures
AND RELATED AMENDMENTS TO
ARTICLE X: DEFINITIONS (with related Appendix B Illustrations)
ARTICLE III: DISTRICT REGULATIONS
ARTICLE II: GENERAL PROVISIONS, Section 204 Regulations Applicable to All Districts

WHEREAS, a properly advertised public hearing was held by the Granger Township Board of Trustees on Wednesday, March 26, 2025, continued until Wednesday, April 9, 2025, and continued until Monday, April 28, 2025, for the purpose of hearing testimony from both proponents and opponents on amendments to the Granger Township Zoning Resolution; and

WHEREAS, all statutory requirements relating to the process of this public hearing were met; and

WHEREAS, the Granger Township Zoning Commission, after conducting a public hearing and considering the comments of the Medina County Planning Commission, recommended approval of the proposed zoning text amendments on February 11, 2025 as attached hereto as Exhibit A and hereafter collectively referred to as Zoning Resolutions Amendments.

RESOLVED THAT, the Granger Township Trustees hereby approves the Zoning Resolution Amendments as modified as follows:

Section 207

- 207 C. 2. b. 1) - Add “ground floor” to read: Maximum ‘Ground Floor’ Area of a Building: The ‘ground floor’ area of an accessory building.....

RECORD OF PROCEEDINGS

PUBLIC HEARING

Minutes of _____ Meeting _____

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held April 28, 2025

2. 207 C. 2. b. 2) - **Add** "ground floor" to read: Total Maximum '**Ground Floor**' Area: The total 'ground floor' area of all accessory buildings
3. 207 C. 3. a. - **Add** "ground floor" to read: Maximum '**Ground Floor**' Area:
4. 207 C. 3. a. 1) - **Add** "ground floor" to read: For lots of less than two (2) acres, the total 'ground floor' square footage of all accessory.....
5. 207 C. 3. a. 2) - **Add** "ground floor" to read: For lots of two (2) acres or greater, the total 'ground floor' square footage of all accessory buildings shall
6. 207 C. 5. - **Add** "ground floor" to read: In no case shall the total 'ground floor' area of accessory buildings and structures.....

Section 204

7. 204 E. 1. - **Change** from:

'Agricultural uses, and buildings and structures that are incident to agricultural uses, shall be exempt from the requirements of this zoning resolution, except for agritourism (which shall be governed by Section 210). Property owners shall not be required to obtain a zoning certificate when the parcel on which the use is located meets the conditions set forth in ORC §519.21(A) and (B) and summarized below.'

To Read:

'Agricultural Use Exemption. Except as otherwise provided in ORC §519.21 divisions (B) and (D), this Resolution does not apply to agricultural uses, and buildings or structures that are incident to agricultural uses, and property owners shall not be required to obtain a zoning permit for such uses.'

8. 204 E. 1. a. thru c. - **Delete** subsections a., b., and c. in their entirety:

- 'a. Parcels with a lot area of five (5) acres or more;
- b. Parcels of less than five (5) acres located in a nonresidential zoning district;
- c. Parcels of less than five (5) acres located in a residential zoning district.....'


(Exhibit A is attached to the file copy of the Resolution)

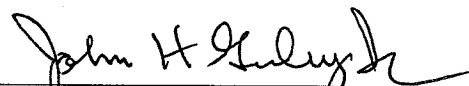
Mr. Ginley seconded the Resolution.

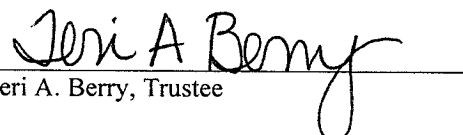
Roll call resulted thusly: Mr. Pace, aye; Mrs. Berry, aye; and Mr. Ginley, aye.

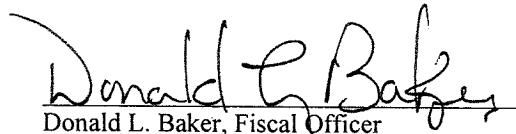
With no further business to discuss a **MOTION** was set forth and moved for adjournment.

We, the Granger Township Board of Trustees do hereby certify the foregoing Minutes to be a true and correct copy of the proceedings before this Board at its Public Hearing on Monday, April 9, 2025.


Richard L. Pace, Trustee Chairperson


John H. Ginley, Jr, Trustee Vice Chairperson


Teri A. Berry, Trustee


Donald L. Baker, Fiscal Officer

GRANGER TOWNSHIP ZONING RESOLUTION AMENDMENTS

Recommended by Zoning Commission, 2/11/25.

**To Establish Specific Accessory Building Regulations for
Subdivisions in the R-1 District.**

Amendments to:

ARTICLE II: GENERAL PROVISIONS

Section 207 Accessory Uses and Structures

And Related Amendments to the following articles:

ARTICLE X: DEFINITIONS (with related Appendix B Illustrations)

ARTICLE III: DISTRICT REGULATIONS

ARTICLE II: GENERAL PROVISIONS

Section 204. Regulations Applicable to All Districts

CHANGES NOTED.

AMENDED TEXT Is Indicated as Follows:

Red underline = text to be added

~~Strikethrough~~ = existing text to be deleted

ARTICLE II: GENERAL PROVISIONS

Amendments to Section 207 Accessory Uses and Structures

To establish specific accessory building regulations for subdivisions in the R-1 District to be amended to read as follows:

207 Accessory Buildings, ~~and Structures, and Uses.~~

A. Fences, Walls, and Hedges.

Fences, walls, ~~pillars, gates and~~ hedges may be permitted along all lot lines. ~~Gates and pillars, whether or not associated with a fence or wall, shall be located a minimum of twenty (20) feet from the right-of-way line whenever the street right-of-way width is less than sixty (60) feet, and a minimum of thirty (30) feet from the right-of-way line whenever the street right-of-way width is sixty (60) feet or more.~~ Any ~~All~~ fences, walls, ~~pillars, gates and~~ hedges shall be well maintained, ~~will shall~~ be harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located, and ~~will shall~~ not be hazardous.

B. Commercial and Industrial Accessory Buildings (C-1, C-2, C-3 and I-1 Districts).

~~1.2.~~ Accessory buildings ~~shall not be attached to which are not a part of the main-~~ ~~principal~~ building, shall not be located closer than twenty-five (25) feet ~~from to~~ the ~~main-principal~~ building, and shall be located no less than fifteen (15) feet behind the front line of the ~~main-principal~~ building.

~~2.1.~~ Any accessory building ~~addition or structure attached to the principal building on a lot shall be made structurally a part thereof, and shall comply in all respects with the requirements of this Resolution applicable to the principal building.~~

3. Accessory buildings shall not be located closer to lot lines than... (no change)

4. An accessory building or buildings shall not occupy more than... (no change)

5. Accessory buildings shall be limited to thirty (30) feet in height. (no change)

C. Residential Accessory Buildings (R-1 and R-2 Districts).

1. Accessory buildings in the R-1 and R-2 districts shall require a zoning permit and shall conform to the following ~~regulations maximum square footage limitations:~~

2. Size and Location Requirements for Accessory Buildings in a Major Subdivision in an R-1 District.

a. These regulations apply to accessory buildings on a lot that meets all the following conditions:

- 1) The lot is in a major subdivision as defined by the Medina County Subdivision Regulations; and
- 2) The lot is not greater than five (5) acres; and
- 3) The lot has frontage on and access to a residential subdivision street.
- b. Accessory buildings shall comply with the following regulations, except when authorized as a conditional use:
 - 1) Maximum Area of a Building: The area of an accessory building shall not exceed ~~one thousand five hundred (1,500)~~ square feet or the ground floor area of the principal building footprint, whichever is less.
 - 2) Total Maximum Area: The total area of all accessory buildings shall not exceed ~~one thousand eight hundred (1,800)~~ square feet or the ground floor area of the principal building footprint, whichever is less.
 - 3) Maximum Height: The height of an accessory building shall not exceed ~~sixteen (16)~~ feet above the average finished grade of the accessory building or the height of the principal building, whichever is less.
 - 4) No accessory building larger than ~~three hundred (300)~~ square feet shall have one or more doors that face the street, unless such door(s) are screened from view from the street and the height of the doors does not exceed ~~eight (8)~~ feet. Screening by a wall, fence, evergreen trees, or any combination thereof shall be not less than ~~six (6)~~ feet in height, shall be continually maintained, and shall be promptly restored when necessary.
3. Size and Location Requirements for Accessory Buildings on Lots not Governed by Subsection 207.C.2., above. Accessory buildings shall comply with the following regulations, except when authorized as a conditional use:
 - a. Maximum Area:
 - 1) For lots of less than two (2) acres, the total square footage of all accessory buildings shall not exceed two percent (2.0%) of the lot area.
 - 2) For lots of two (2) acres or greater, the total square footage of all accessory buildings shall not exceed two percent (2.0%) of the lot area or four thousand five hundred (4,500) square feet, whichever is less.
 - b. Maximum Height: Accessory buildings shall not exceed thirty (30) feet in height above the average finished grade of the accessory building or the height of the principal building, whichever is less, except as otherwise permitted by ORC §519.21 for buildings or structures accessory to an exempt agricultural use.
 - c. For lots exceeding five (5) acres, the Board of Zoning Appeals may grant a conditional use permit allowing the total area of all accessory buildings to exceed five thousand (5,000) square feet, based on the location of the

~~buildings, setback from adjacent properties and existing or proposed screening~~

4. As a conditional use, the Board of Zoning Appeals may consider an accessory building that does not comply with the regulations of Subsection 207.C.2. or 207.C.3. when the Board of Zoning Appeals determines the accessory building complies with the applicable regulations in Article V and with the following requirements:

a. The accessory building shall incorporate materials, scale, colors, architectural details, and roof slopes that are compatible with the principal building.

b. As an alternative to Subsection 207.C.4.a., the accessory building shall not be generally visible from the street nor from adjacent properties due to the extent of existing or proposed landscaping, or the size, shape or topography of the lot.

c. In all cases, the Board of Zoning Appeals shall consider the proposed accessory building's compatibility with the size and location of houses and other accessory structures in the surrounding area, the location of the proposed accessory building on the lot, setback from adjacent properties and existing or proposed screening.

5.d. In no case shall the total area of accessory buildings and structures occupy an area greater than ten percent (10%) of the yard area in which they are located.

6.3. ~~All a~~Accessory buildings which are not attached to the principal building shall comply with the following additional requirements:

a. Shall not be located closer than twenty-five (25) feet to the principal building;

b. Shall be located in a rear or side yard, ~~or a side~~, no less than fifteen (15) feet behind the front building line ~~of the principal building~~

c. Shall comply with the minimum side and rear setback requirements for principal buildings for the zoning district in which they are located; and

d. Shall be located no closer than one hundred (100) feet from any principal building on an adjacent lot. The measurements shall be taken from the closest points of each building.

7.2. ~~Any accessory building addition or structure~~ attached to a principal building shall be made structurally a part thereof and shall comply in all respects with the requirements of this Resolution applicable to the principal building.

ARTICLE X: DEFINITIONS

Amendments to add, delete, or modify various definitions, to read as follows:

Accessory Building: A subordinate building detached from the principal building and located on the same lot. Its use is customarily incidental to the principal building or use, such as but not limited to a detached garage or storage shed.

Accessory Building or Use: A subordinate building or use that is subordinate and customarily incidental to the principal use, detached from, and located on, the same lot, occupied by the main building and use.

Buildable Area: The net area of the lot which remains after all required yards have been applied. (See also Appendix B)

Building Line: An imaginary line drawn parallel to the street right-of-way, representing the shortest horizontal distance between the street right-of-way line and the front wall of the principal building and having the same depth across the width of the lot. The term "building line" shall also include "front building line." The rear line of the front yard along a street frontage shall be considered the building line. (See also Appendix B)

Lot Area: The area contained within the lot lines exclusive of any portion that may be located within a public right-of-way.

Lot Width: The horizontal distance between the side lot lines of a lot measured at the required setback building line that is parallel to the front lot line.

Minimum Building Setback Lines: A line established by this zoning resolution in back of, and parallel with and measured perpendicular from the lot line, defining the limits of the required yard in which no building or structure may be located above ground, except as may be provided in this zoning resolution. The term "setback line" shall also include "required setback line" and "minimum setback." to the street right-of-way line and at such distance from the street right-of-way line as required by the minimum front yard depth in the district in which it is located. Where the right-of-way line is not established it shall be assumed to be sixty (60) feet in width. (See also Appendix A for street the right-of-way width for streets in Granger Township and Appendix B)

Setback Line: The rear line of the front yard along a street frontage shall be considered the setback line. (redundant with existing definition for Minimum Building Setback Lines)

Setback: The distance a building or structure is located from a lot line or road right-of-way. (See also Appendix B)

Yard, Front: A yard ~~extending across the full width of the lot and extending from the street right-of-way line to the building line.~~ front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or projection thereof. (See also Appendix B)

Yard, Rear: A yard ~~extending across the full width of the lot and extending from the rear lot line to the nearest facing wall of the principal building and projecting therefrom perpendicular to the side lot line.~~ of a lot measured between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any other projection thereon. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard shall in all cases be the opposite end of the lot from the front yard. (See also Appendix B)

Yard, Required. The minimum yard required between a lot line and a required setback line established by the applicable provisions of this zoning resolution. The term "required yard" shall also include "minimum yard." (See also Appendix B)

Yard, Side: A yard ~~between the main principal building and the side lot lines of the lot and extending from the front yard to the rear yard.~~ Any yard not a rear yard or a front yard shall be deemed a "side yard." (See also Appendix B)

Illustrations related to amendments to Definitions.

The following illustrations are to be added as Appendix B following Article X: Definitions and Appendix A. Granger Township Roads.

Appendix B. Illustrations Related to Setbacks and Yards.

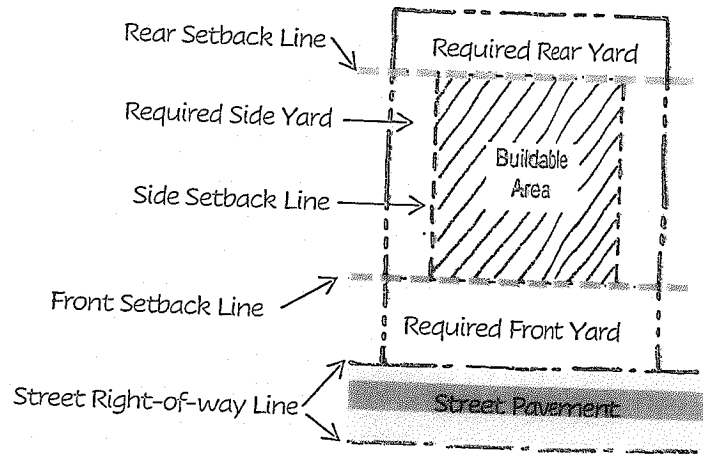


Fig. 1. Setbacks for Typical Rectangular Lot

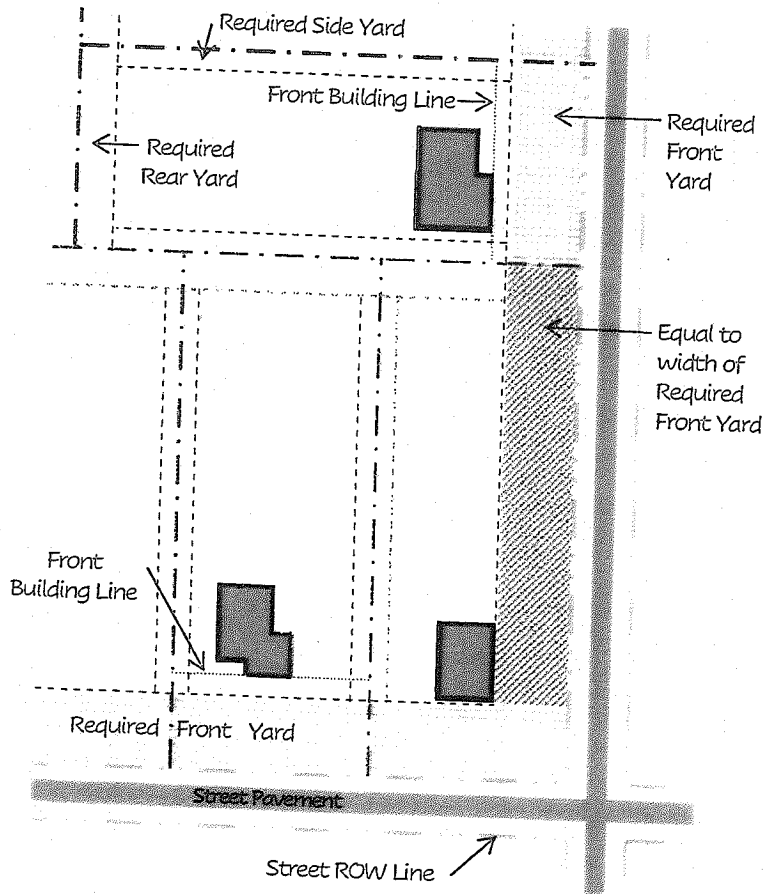


Fig. 2. Front Setback required for Corner Lots, see Section 205.D.1

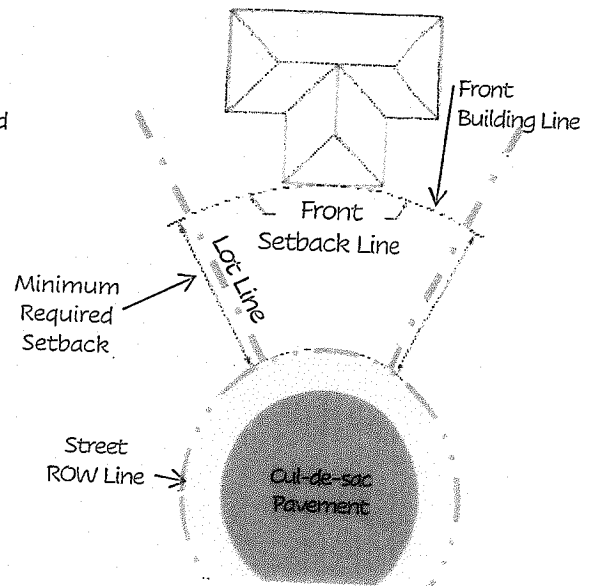


Fig. 3. Front Setback Line along Curve, Parallel to Front Lot Line

Illustrations Related to Yards, which are created by the position of the building on the Lot.

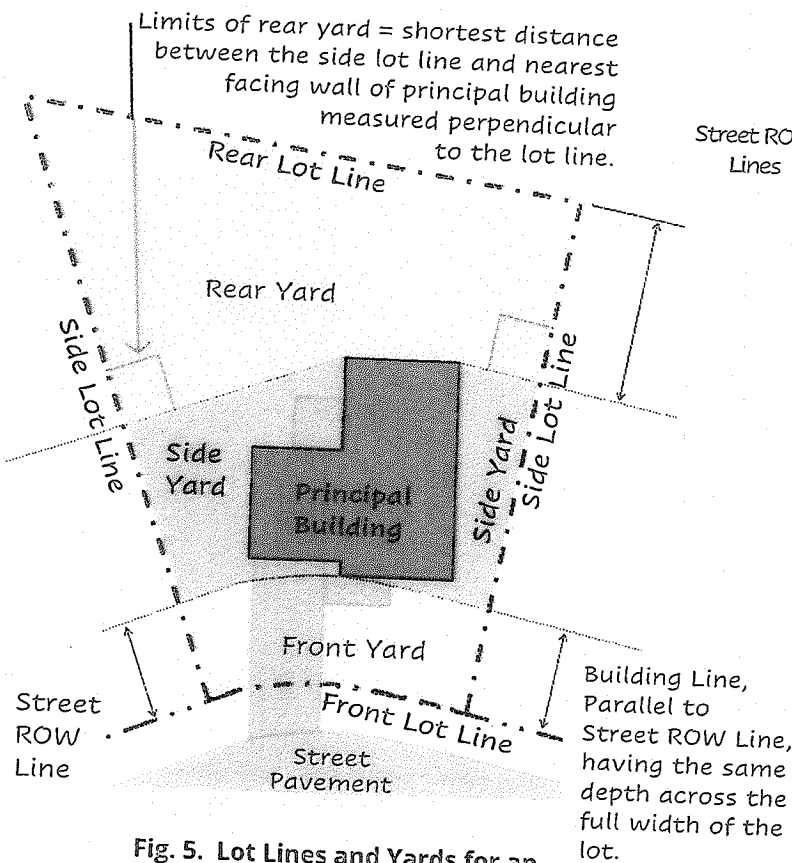


Fig. 5. Lot Lines and Yards for an Irregular Shaped Lot.

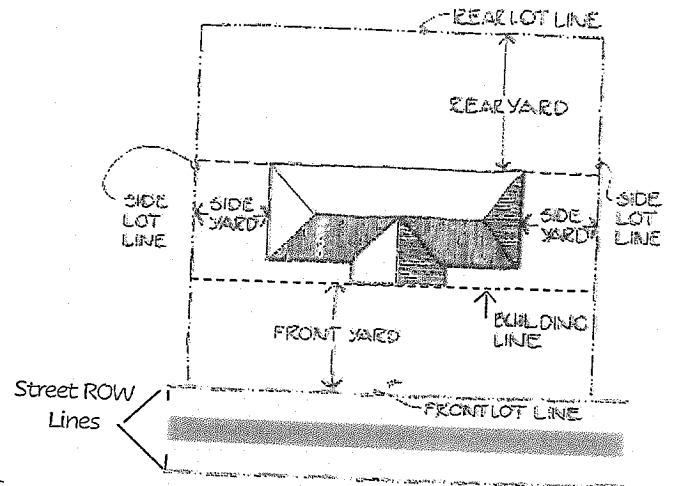
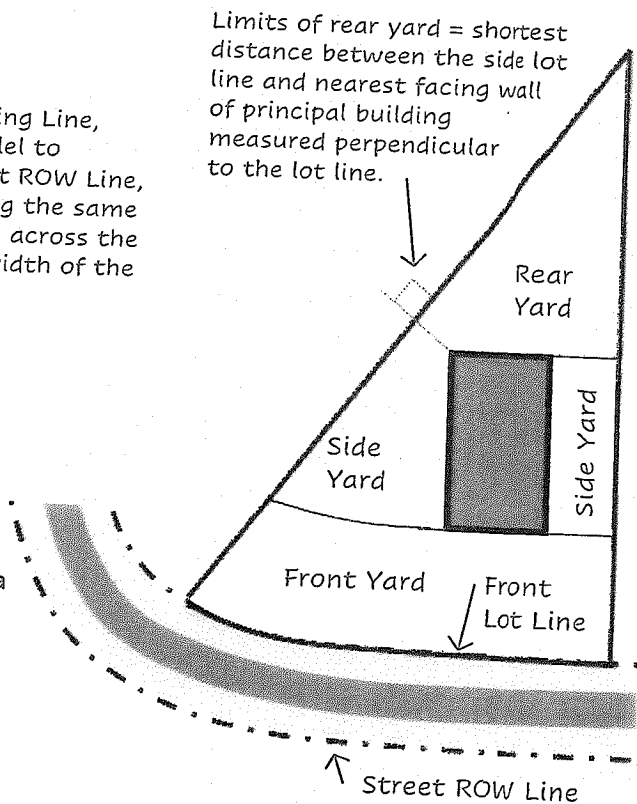


Fig. 4. Lot Lines and Yards For Typical Rectangular Lot.

Fig. 6. Lot Lines and Yards for a Triangular-Shaped Lot on a Curved Street



ARTICLE III: DISTRICT REGULATIONS

Amendments to Sections 301 through 307

To modify various subsections to ensure consistent use of terms throughout Article III District Regulations in Sections 301 through 307, to read as follows:

301 R-1 Residential District

C. Area, Yard, and Height Regulations

2. **Minimum Front Yard Depth.** The minimum front yard depth ~~distance of set-back from street right-of-way~~ shall not be less than seventy (70) feet.

302 R-2 Residential District

C. Building Setbacks, Separations And Height

1. **Minimum Front Setback.** The minimum building front setback, measured from the edge of the private street or roadway pavement shall be twenty-five (25) feet.

3. **Property Line Setback.** No building shall be located closer ~~then~~ than thirty (30) feet to any property boundary line of the condominium project.

303 C-1 Local Commercial District

C. Area, Yard, and Height Regulations

3. **Minimum Lot Width.** The minimum lot width at the building front setback line shall be one hundred seventy-five (175) feet.

D. Parking and Loading Requirements

1. Parking

b. Minimum Setbacks.

- 1) The minimum front yard parking setback measured from the road right-of-way shall be twenty (20) feet.

- 2) The minimum rear yard parking setback shall be forty (40) feet.
- 3) The minimum side yard parking setback shall be fifteen (15) feet.

G. Landscaping Standard

5. Landscape Material Quantity Standards

c. Perimeter Side and Rear Yard Landscaping Relating to Abutting Properties

- 2) The following minimum plant materials shall be provided and maintained:
 - a) *****
 - b) ~~One (1) shrub for each 15 linear feet in front of the building.~~
One (1) shrub for each ten (10) linear feet of side and rear lot lines or fraction thereof in all other the side and rear yards.

304 C-2 General Commercial District

C. Area, Yard, and Height Regulations

3. **Minimum Lot Width.** The minimum lot width at the building front setback line shall be one hundred seventy-five (175) feet.

D. Parking and Loading Requirements

1. Parking

b. Minimum Setbacks.

- 1) The minimum front yard parking setback measured from the edge of right-of-way or easement of any public street, private street, or shared access easement shall be twenty (20) feet.
- 2) The minimum rear yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be ten (10) feet. The minimum rear yard parking setback adjacent to R-1 and R-2 Districts shall be thirty (30) feet.

- 3) The minimum side yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be five (5) feet. The minimum side yard parking setback adjacent to R-1 and R-2 Districts shall be twenty (20) feet.

E. Display and Storage

1. Outdoor Display Areas

- b. **Outdoor display** shall not be located in the required landscaped portion of the minimum front setback yard, within required side yards, or on required parking spaces.

G. Landscaping Standard

5. Landscape Material Quantity Standards

c. Perimeter Side and Rear Yard Landscaping Relating to Abutting Properties

- 2) The following minimum plant materials shall be provided and maintained:

a) *****

- b) ~~One (1) shrub for each 15 linear feet in front of the building setback line, one~~ One (1) shrub for each ten (10) linear feet of side and rear lot lines or fraction thereof in all other the side and rear yards.

305 C-3 Commercial District

C. Area, Yard, and Height Regulations

- 3. Minimum Lot Width.** The minimum lot width at the building front setback line shall be one hundred seventy-five (175) feet.

D. Parking and Loading Requirements

1. Parking

c. Minimum Setbacks.

- 1) The minimum front yard parking setback measured from the edge of right-of-way or easement of any public street, private street, or shared access easement shall be twenty (20) feet.
- 2) The minimum rear yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be ten (10) feet. The minimum rear yard parking setback adjacent to R-1 District shall be thirty (30) feet.
- 3) The minimum side yard parking setback adjacent to C-1, C-2, C-3, and I-1 Districts shall be five (5) feet. The minimum side yard parking setback adjacent to R-1 District shall be twenty (20) feet.

306 I-1 Industrial Commercial Districts

C. Area, Yard, and Height Regulations

1. **Minimum Lot Size.** The minimum lot size shall be five (5) acres with a minimum of four hundred (400) feet of road frontage and a minimum lot width of four hundred (400) feet measured at the front setback line.

307 PDD Planned Development District

D. Development Standards

1. Minimum Building and Parking Setbacks

ARTICLE II: GENERAL PROVISIONS

Amendments to Section 204 Regulations Applicable to All Districts

To add a new Subsection E. to list the various use exemptions defined by the Ohio Revised Code, including the specific exception to the agricultural exemption, which enables townships to regulate agricultural uses and associated structures (barns, stables, etc.) on lots less than five acres when located in a platted (major) subdivision, to read as follows:

204 Regulations Applicable to All Districts

A. Permitted Uses. (no change)

B. Prohibited Uses. (no change)

C. Uses Determined to be Nuisance. (no change)

D. Accessory Uses. (no change)

E. Exemptions.

1. Agricultural Use Exemption. Agricultural uses, and buildings and structures that are incident to agricultural uses, shall be exempt from the requirements of this zoning resolution, except for agritourism (which shall be governed by Section 210). Property owners shall not be required to obtain a zoning certificate when the parcel on which the use is located meets the conditions set forth in ORC §519.21(A) and (B) and summarized below.
 - a. Parcels with a lot area of five (5) acres or more;
 - b. Parcels of less than five (5) acres located in a nonresidential zoning district;
 - c. Parcels of less than five (5) acres located in a residential zoning district except as permitted for parcels in a platted subdivision, or in any area consisting of fifteen (15) or more lots approved under ORC §711.131 that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road.
2. Energy and Gas Exemption. Qualifying energy and gas production on land devoted exclusively to agricultural use in accordance with ORC §519.21(C)(2) and (C)(3) shall be exempt from the requirements of this zoning resolution.
3. Public Utility and Railroad Exemption. Public utilities and railroads as defined by the ORC (whether publicly or privately owned) or the use of land by any public utility or railroad for the operation of its business shall be exempt from the requirements of this zoning resolution except as otherwise set forth in ORC §519.211.