

Zoning book pg 88 add item “o”

A Conditional Use for a Family Business must reviewed annually for compliance By the Zoning Inspector in order to remain in affect. Two months prior to the expiration date of the annual permit, the Zoning Inspector shall notify the holder of the Conditional Use Permit in writing to establish a time for site compliance review. A written report of this review shall be presented to the Board of Zoning Appeals and a hearing held prior to the annual renewal permit.

Add Item “p”

~~Any proposed Family Business that would consist of activates, land uses, structural uses or employees in excess of the limitations set forth in (a) (n) of this section would require approval by the variance procedure and must also meet the following standards~~

- ~~1. A Family Business activities cannot exceed twenty percent (20) of the lot size or up to four (4) aeres maximum.~~
- ~~2. Removal of the Family Business acreage from the CAUV designation through the County Auditor’s recording process.~~

The Zoning Board suggests that the annual review meeting be held for all family businesses be held one month out of the year.

Add to Site Plan Review and Performance Standards of Chapters 4.5 - 4.8

All proposed uses located within the Pittsfield Township / Oberlin Annexation Agreement area shall also be reviewed under the standards of the Oberlin Zoning Code Sections 1357.06 and 1357.10 with the exceptions of 1357.06(j) and (1 1-8) and 1357.10(c)(1)(A-F) and (c)(7,8) witch are outside of the Township Site Plan Review parameters under the Ohio Revised Code.

In instances pertaining to storm water management and architectural design details, the Township will encourage coordination between the applicant and the City of Oberlin and where applicable, the County approving agency.

Insert the following to Chapters 4.1, page 24 & 4.2,page 28, section D, item 2, respectively.

Walls and fences shall be installed no closer than 25 feet from the road right of way. And in accordance with the legal description of the property, Also the finished side shall face the adjacent property. Fences may be placed to the property line and shall be properly maintained.

Add to Chapter 4-9, page 76 & 77, Section D, Number 4, Roads, Culverts and Driveways.

Private Bridges:

No Person shall construct a bridge on their property which is intended for vehicular travel, especially emergency vehicles (ambulance and/or fire trucks) without a Zoning

permit/certificate.

He plans for the bridge must be prepared by a registered architect or engineer and must be approved by the Township Trustees before construction is begun,

The bridge shall be designed so as to:

Be capable of withstanding 100% of a legal load as established by the Ohio department of Transportation.

Have approaches designed to accommodate long wheelbase vehicles, such as fire truck and other safety vehicles.

Comply with the width, horizontal, and vertical clearances specified in Number 2 of this section.

Not to impede the flow of water under the bridge. If the stream or creek is part of the 100 year flood plain, as designated by the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps, the design shall conform to all applicable NFIP standards.

Entrance to and exit from the bridge shall be maintained as specified in Number 2 of this section.

The deck and under-structure shall be maintained at all times.

Add to Chapter 7, Section B, Number 1, paragraph d, Signs Regulations, and D-2 Signs permitted in any district.

Green Reflective Address signs are required and available through the Pittsfield Township trustees. They are to be posted at the road right of way or on the mail box post for the purpose of property identification for emergency vehicles.

The following changes are in agreement with the City of Oberlin and Pittsfield Township revenue sharing/annexation agreement.

#1 Slightly enlarge the Industrial District to include a portion of the Waltz property Pittsfield lot 5 the portion of this property is located in the south/east corner of lot 5 Approximately 400ft X 1271.96ft.

#2 Rezone the existing “Office Transition” area along Route 58 on the east side from the southern boundary of the Waltz property, north to Pittsfield/New Russia Township boundary, to residential zoning.

#3 Rezone the area on the north/east corner of Route 58 and Route 20 from “Small Retail” to a Office Transition District classification and enlarge the covered area to include the Hamner property Pittsfield lot 16.