

**RECORD OF PROCEEDINGS  
FREEDOM TOWNSHIP TRUSTEES**

**PUBLIC HEARING  
Thursday, June 19, 2008**

The Meeting was called to order by Chairman John Zizka at 7:03 pm on Thursday, June 19, 2008. The purpose of the meeting, as advertised in the Record Courier on June 7, 2008, was to hold a public hearing on proposed amendments to the Freedom Township Zoning Resolution as presented to the Trustees by the Freedom Township Zoning Commission on June 5, 2008.

Trustees Present: J. J. Leet, James Hammar, John Zizka; Rosemary Nicholas, Fiscal Officer; Paul Puleo, Zoning Inspector; Charles VanSteenberg, Road Supervisor. Also present: Charles Duffield, Dan Grafton, Sallie Hubeny, Scott Puleo, Bill Sponaule, and Judy Stevens.

Mr. Zizka led the assembly in the Pledge of Allegiance.

Mr. Hammar, Trustee liaison to the Zoning Commission, reviewed recommendations of the Commission, as follows, to add Section 200 LIGHT INDUSTRIAL DISTRICT- "LI"

Mr. Hammar read **Section 202.1 PURPOSE**

Mr. Hammar made the motion, seconded by Mr. Leet, **to incorporate the word "structures" in paragraph B. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.1**

Mr. Hammar read **Section 202.2 USES**

Mr. Zizka made the motion, seconded by Mr. Leet, **to add the word "packaging" to paragraph 3. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.2**

At the suggestion of Mr. Zizka, Mr. Leet made the motion, seconded by Mr. Hammar, **to add (e) Perfume and Toiletries; and (f) Pharmaceuticals to permitted uses**, as recommended by Bob Harris of the Regional Planning Commission, and as reviewed at the Zoning Commission meeting on June 18. **Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.3**

Because we do not have a definition or the expertise, Mr. Zizka made the motion, seconded by Mr. Hammar, **to strike the word "stamping" from paragraph 6 until the Zoning Commission comes up with something more definitive. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.4**

Mr. Zizka read **Section 202.3**

To be consistent, Mr. Hammar made the motion, seconded by Mr. Leet, **to delete the word "stamping" in paragraph 3. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.5**

Mr. Zizka read **Section 202.4 AREA YARD AND HEIGHT REQUIREMENTS**

Mr. Hammar made the motion, seconded by Mr. Leet, **to change the word "confirm" to "conform" in paragraph G. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.6**

Mr. Zizka read **Section 202.5 PARKING AND LOADING REQUIREMENTS**

Mr. Zizka noted that this section does not address the number of parking spaces for retail operation. Mr. Scott Puleo said there is a State code for retail parking spaces, based on square footage. Mr. Zizka said that perhaps this should be sent back to the Zoning Commission. After discussion, Mr. Zizka made the motion, seconded by Mr. Hammar, **to amend Section 202.5 by**

**adding “Retail Sales – Parking shall be as described in Section 201.3(C) (6)” Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.7**

Mr. Zizka read **Section 202.6**

Mr. Zizka questioned the sentence that landscape screening shall be required when the zoning of adjacent land is changed to residential. If the industry is already there and somebody wants to change the zoning, they should bear the burden. Mr. Hammar made the motion, seconded by Mr. Zizka, **to strike the second sentence in the first paragraph of 202.6, “Landscape screening shall also be required when the zoning of adjacent land is changed to residential.” Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.8**

Mr. Zizka read **Section 202.7 Outdoor Storage Yards.**

Mr. Zizka questioned the need or wisdom of screening one industrial use from another industrial use, which could lead to security problems. After discussion, Mr. Zizka made the motion, seconded by Mr. Hammar, **to delete 202.7 in its entirety. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.9**

Mr. Zizka read the Planning Commission’s comments regarding the definition of “warehouse.” Mr. Zizka made the motion, seconded by Mr. Leet, **to ask the Zoning Commission to provide a definition for “warehouse.” Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.10**

Mr. Hammar then made the motion, seconded by Mr. Leet, **to accept the proposed Amendment to the Zoning Resolution, Section 202, to create a new zoning district, the Light Industrial District – LI, to be effective in 30 days (July 19, 2008) as amended, barring a referendum. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.11**

## **Section 200 LIGHT INDUSTRIAL DISTRICT- “LI”**

### **Section 202.1 PURPOSE**

The purpose of the Light Industrial Zoning District is established to:

- A. Provide, in appropriate and convenient locations, sufficient areas for industrial and manufacturing activities, and the distribution of goods and materials.
- B. Provide for and accommodate light industrial uses such as manufacturing, office, wholesale and distribution establishments that operate entirely within completely enclosed structures whose products are derived from previously prepared materials, of finished products or parts and that normally generate only limited outdoor storage of goods and supplies in association with the principal activity.
- C. Provide for establishments that utilize processes in which dust, smoke, fumes, glares, odors or other objectionable elements can be controlled, and that do not involve any process or materials that are potentially dangerous or hazardous processes.

### **Section 202.2 USES**

Within the LI Zoning District, no building, or structure or premises shall be used, arranged to be used or designed to be used, except for the following uses:

- A) Permitted Uses:
  1. Administrative, executive, financial, accounting, clerical and drafting offices and professional offices.

2. Warehousing
3. The following types of manufacturing, processing, servicing, assembly, packaging or repair facilities, which will not be injurious or offensive to adjacent properties and consistent with the purpose of this district:
  - a. Bakery goods, candy, food products
  - b. Products from materials such as cloth, glass, leather, plastic, metal, wood, etc.
  - c. Musical instruments, toys, novelties and similar products
  - d. Electronic instruments, small appliances and devices
  - e. Perfume and Toiletries
  - f. Pharmaceuticals
4. Research laboratories and offices
5. Printing, reproduction or duplicating facilities
6. Metal processing such as fabrication, extrusion, welding, finishing, polishing and assembly of products
7. Plastic or rubber molding and extrusion
8. 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 LI Zoning District.
9. Uses not covered come before the Board of Zoning Appeals for ruling
10. Signs as regulated in Article IV, Section 403.0 through 403.4

### **Section 202.3**

The following uses shall not be permitted in this District under any circumstances:

- 1.) Operations involving molten steel or metals, i.e. foundry
- 2.) Forging operations of any type.
- 3.) Heavy press operations.

### **Section 202.4 AREA YARD AND HEIGHT REQUIREMENTS**

- A. Minimum lot size two (2) acres
- B. Minimum frontage one hundred and fifty (150) feet at the street and at the building setback
- C. Building setback from any road right-of-way to be a minimum of fifty (50) feet
- D. Minimum rear depth to be twenty-five (25) feet except where adjacent to a RR or RC District where the minimum distance is to be seventy-five (75) feet.
- E. Maximum building height to be fifty (50) feet.
- F. Up to twenty-five (25) percent of the total square feet may be used for retail sales and must conform with Section 201.2(3)(6).

### **Section 202.5 PARKING AND LOADING REQUIREMENTS**

- A. Parking spaces are to be provided for all employees and visitors so that no vehicles will be parked on the road. The minimum number of required parking spaces shall be as follows:

Office Area	Four (4) per 1,000 square feet
Warehouse spaces	One (1) per 3,000 square feet of floor area, or the total number of parking spaces equaling the total number of employees on any two consecutive shifts having the largest number of employees.
Industrial	One (1) per each 1,200 square feet of floor area, or the total number of parking spaces equaling the total number of employees on any two consecutive shifts having the largest number of employees.
Retail Sales	Parking shall be as described in Section 201.3 (C) (6)

**Section 202.6**

Landscape screening shall be maintained on ALL sides that face existing residential district.

This landscape screening shall be at least six feet (6') high and permit not more than twenty-five percent (25%) view of the shielded area on a year-round basis. This screening shall begin half of the distance to the road or right-of-way or fifty feet (50') towards the road or right-of-way beginning at the setback, whichever is less. This screening shall consist of evergreen trees and may include other plantings. Tall grasses shall not be considered as landscape screening and should be declared a nuisance.

Mr. Hammar made the motion, seconded by Mr. Leet, **to adjourn the Public Hearing at 8:20 pm. Roll call: Mr. Leet, yes; Mr. Hammar, yes; Mr. Zizka, yes. Motion carried. Resolution PH 6-19-08.12**

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Trustee

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Trustee

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Fiscal Officer