

MANTUA TOWNSHIP TRUSTEES
SPECIAL HEARING

Held May 7, 2015

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The Board of Trustees of Mantua Township convened in special session from 7:00 to 7:30 p.m. in the Mantua Township Hall. Chairman Jason Carlton called the meeting to order with the following members and visitors present: John Festa, Victor Grimm, Trustees, Marie Stehli, Fiscal Officer. John Dickey, Zoning Inspector. Lynn Harvey and Roger Hurd, Terri Vechery, Zoning Commission members. Susan Skrovan, Zoning Commission Secretary, Chad Murdock, attorney for Gary & Jane Carlton. Several other residents.

This is a second continuation of the SPECIAL HEARING FOR ZONING APPLICATION #611853

Jason Carlton asked whether Chris Meduri has now been involved. Chad Murdock said that he had met with Chris the day following the last meeting. John Festa also said he had met with Chris concerning the Regional Planning letter that said that legal counsel should review the text before incorporating it into the book. John is OK with the resolutions concerned with sections 500.A & B. Chris suggested incorporating A & B as they stand, noting 1-11 general requirements and 1-26 specific requirements. John proceeded to read an email from Chris regarding his proposed motion.

Chad said that the general requirements are fine; they picked the specific requirements that were relevant to the case at hand. He suggested adding language "unless it conflicts with a specific amendment." Jason felt the BZA could go through the specific requirements. Jason said he would abstain from the vote.

Victor Grimm asked about changes. Chad suggested "adopt as submitted and amend to include all specific requirements 1-26 except those that expressly conflict with express language in 500.10.B.61"

RES 88-15 Motion by Victor Grimm to accept the recommendation of the Regional Planning Commission and the Zoning Commission for the supplemental amendment to the Zoning Resolution pertaining to mulching facility to add Sec 500.10.A.1-26, specific requirements, and Sec 500.10.B.61 except those that expressly conflict with express language in 500.10.B.61. After discussion this motion died for lack of a second.

RES 88-15 Motion by John Festa as follows: Motion to create Sec. 500.10.B.61 as presented by the Mantua Township Zoning Commission, to be included under Section 500. "PROCEDURES AND REQUIREMENTS FOR CONDITIONAL ZONING CERTIFICATES" in the Mantua Township Zoning Resolution. The section reads as follows:

500.10.B.61 Mulching Facility

1. No part of the facility is to be located within 300 feet of a residential zoning district or 200 feet of the property line of any residential dwelling unit (except a dwelling unit used as the residency of a caretaker or watchman for the facility), church, school, or child daycare facility. No areas where mulch materials are to be processed or stored are to be located closer than 100 feet from a neighboring property line.
2. The facility cannot grind material before 7 o'clock in the morning or after 5 o'clock in the evening Monday-Friday, with no grinding on Saturday, Sunday, or holidays. The facility cannot conduct sales before 7 o'clock in the morning or after 7 o'clock in the evening Monday-Saturday or before 8 o'clock in the morning or after 12 noon on

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Sunday, with no sales on holidays of from December through February.

3. The facility must be located on a site of at least 10 but no more than 15 acres. No material piles or windrows are to exceed 25 feet in height or have a base area greater than 60 feet in width on a 10 acre site; or exceed 35 feet in height or have a base area greater than 90 feet in width on a 15 acre site. All such piles and windrows must be maintained so as not to be unsightly and in accordance with Ohio EPA standards to minimize combustion and maintain a safe slope. The length of piles or windrows is to be as practicable, so long as emergency and fire equipment can adequately navigate the site.

4. No material piles or windrows are to be located within 75 feet of any natural watercourse, and a minimum of 50 foot of green space (vegetated area) must be maintained between any pile or windrow and any natural watercourse to prevent unfiltered runoff of organic material into the watercourse.

5. The facility operator must comply with all state and federal regulations applicable to such use.

6. A berm or vegetative buffer shall be required per Section 700, Landscaping and Screening.

Motion also includes to approve and insert the definition of "mulching facility" under Sec 1100.01 "Words, Terms, or Phrases, as presented by the Mantua Township Zoning Commission, to be included under Sec 1100.00 "DEFINITIONS" in the Mantua Township Zoning Resolution. The definition reads as follows:

Mulching facility:

A mulching facility is a compost processing center for grinding natural wood and other organic materials and operates for the controlled biological decomposition of such organic materials; the facility mechanically reduces the size and makeup of such organic materials for resale as mulch and related products. A facility engaged solely in the storage and sale of mulch and compost without on-site processing is not a mulching facility under this definition.

Motion is also to approve and insert section 410.02.B.7, Conditionally Permitted Uses, to be included under Sec 410.00 "LIGHT RESTRICTED MANUFACTURING DISTRICT (LRM)" as recommended by Christopher Meduri, legal counsel to the Mantua Township Board of Trustees.

Motion is also to include creation of Section 410.02.B.7, Mulching facility, subject to Sec 500.10.A and Sec 500.10.B.1-26 except those that expressly conflict with express language in 500.10.B. The motion was seconded by Victor Grimm. Vote as follows: Jason Carlton Abstained, John Festa yes, Victor Grimm, yes.

RES. 89-15 Motion to adjourn the special hearing by John Festa, seconded by Jason Carlton. Vote as follows: Jason Carlton Abstain, John Festa yes, Victor Grimm, yes.

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Victor Grimm

Jason Carlton

John Festa

Marie Louise Stehli, Fiscal Officer

All formal actions of the Board of Trustees of Mantua Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.