



Planning Commission
App. No. 093-2021-TA

Zoning Text Amendment Brunswick Hills Township

Meeting: October 6, 2021
Applicant: Brunswick Hills Township Zoning Commission (ZC)
Hearing: TBD
Amendments: ARTICLE II DEFINITIONS Two new definitions and one amendment
Section (§) 303-5(C) Projections Into Yard Areas
§ 303-6(N) Satellite Dishes
Reviewer: Rob Henwood
Recommendation: **APPROVAL WITH MODIFICATIONS**

Proposal: In a memo dated September 7, 2021, Mary Jean Milanko, Brunswick Hills Township Zoning Commission Secretary, requested a review of changes to the Brunswick Hills Township Zoning Resolution.

New text is underlined, text to be deleted is shown as ~~strikethrough~~. Staff comments are **bold and italicized**.

ARTICLE II **DEFINITIONS**

Day(s): The definition of day(s) is a calendar day unless otherwise noted.

Deck: A raised structure built out of framing without a roof which is directly adjacent to a principal building. ~~and has an average elevation of thirty (30) inches or greater from finished grade.~~ A platform supported by pillars or posts which may be either freestanding or attached to a building. *The phrase “built out of framing” is not clear. The township should consider something similar to “An above ground platform without a roof...”*

Institution: A building occupied by a non-profit corporation or a non-profit establishment for public use, including places of worship.

§ 303-5(C) Projections Into Yard Areas - Every part of a required yard shall be open to the sky, unobstructed, except for the following:

6. Terraces, unenclosed porches, decks, uncovered platforms, and similar unenclosed ornamental and architectural features may project a maximum of ten (10) feet into a required front ~~or rear~~ yard. *It is not clear why projections into the rear yard would not be permitted.*

~~§ 303-6(N) Satellite Dishes - A satellite dish is a structure designed to receive signals from a transmitter or transmitter relay located in planetary orbit. Satellite dishes with a diameter of more than one (1) meter shall comply with the regulations established below:~~

- ~~1. Permits - No person, firm, partnership, corporation, trust or other legal entity shall construct a satellite dish antenna without a permit from the Township Zoning Inspector, nor shall construction commence before a permit is issued.~~

2. ~~Location~~

- a. ~~In all residential areas satellite dishes shall be constructed between the rear of the principal building and rear lot line. If rear yard reception is not feasible, a location between the principal building and either side lot line may be used, if approved by the Township Zoning Inspector.~~
- b. ~~In all commercial areas, satellite dishes shall be constructed between the area of the principal building and the rear lot line or on the roof.~~
- c. ~~A satellite dish, including its mounting structure, shall not exceed a grade height of fifteen (15) feet in a residential area.~~
- d. ~~Satellite dish antennas shall be no larger than twelve (12) feet in diameter.~~
- e. ~~All parts of the satellite dish antenna, including its concrete slab base or any other substructure, shall be constructed in accordance with setback and yard requirements.~~
- f. ~~No satellite dish antenna shall be linked, physically or electronically, to a receiver which is not located on the same lot, premises or parcel of land as is the satellite dish antenna.~~
- g. ~~No more than one (1) satellite dish is allowed per dwelling unit.~~
- h. ~~Rooftop dishes are not to exceed 24" in diameter in any residential area.~~
- i. ~~There shall be no advertising on a satellite dish antenna, nor shall a satellite dish be used as part of a sign structure.~~

3. ~~Installation~~ – The owner shall be responsible for obtaining any necessary electrical permits from the Medina County Building Department. ~~Satellite dishes shall be installed and mounted to meet or exceed the manufacturer's specifications and shall be grounded to comply with the latest edition of the National Electrical Code. Wiring between the dish and any other structure shall be installed underground in accordance with the latest edition of the National Electrical Code.~~ *The township has elected to delete the satellite dish text because the text regulates outdated technology. According to the Zoning Inspector the township has not issued a permit for a satellite dish in over twenty years.*

Recommendation: Planning Services staff recommends the Planning Commission **APPROVE WITH MODIFICATIONS** the proposed amendments to the Brunswick Hills Township Zoning Resolution.