App. No. 067-2024 TA

Zoning Text Amendments

Harrisville Township

Meeting:	September 4, 2024	
Applicant:	Harrisville Township	
Hearing:	TBD	
Amendments:	Section 10	Restricted Light Industrial (I-2)
	Section 11	Supplemental Regulations
	Section 20	Definitions
Reviewer:	Denise Testa	
Recommendation:	**APPROVE WITH MODIFICATIONS**	

Proposal: Tom Guggenbiller, Harrisville Township Zoning Inspector, requested a review of the above sections of the Harrisville Township Zoning Resolution. The amendments below have been reviewed by the Medina County Prosecutor. Township amendments are shown in **red**, new text is **underlined**, and deleted text is shown in ~~**strikeout**~~. DPS staff comments are shown in black with ***bold and italics***.

SECTION 10 RESTRICTED LIGHT INDUSTRIAL (I-2)

1000 Purpose

The purpose of the Restricted Light Industrial District (I-2) is to provide areas for light industrial, predominately indoor uses. These uses are typically separated from residential uses.

1001 Permitted Uses

The following uses and similar uses as interpreted by the Zoning Commission are permitted in the I-2 District:

Accessory uses and accessory structures
Electronic equipment manufacture/assembly
Equipment sales & rental
Precision instrument manufacture/assembly
~~Warehousing/Wholesale~~
Self-Storage Facility
Professional/Trade School
Recreational facility, indoor
Research and development facility
Light Manufacturing

1002 Conditional Uses

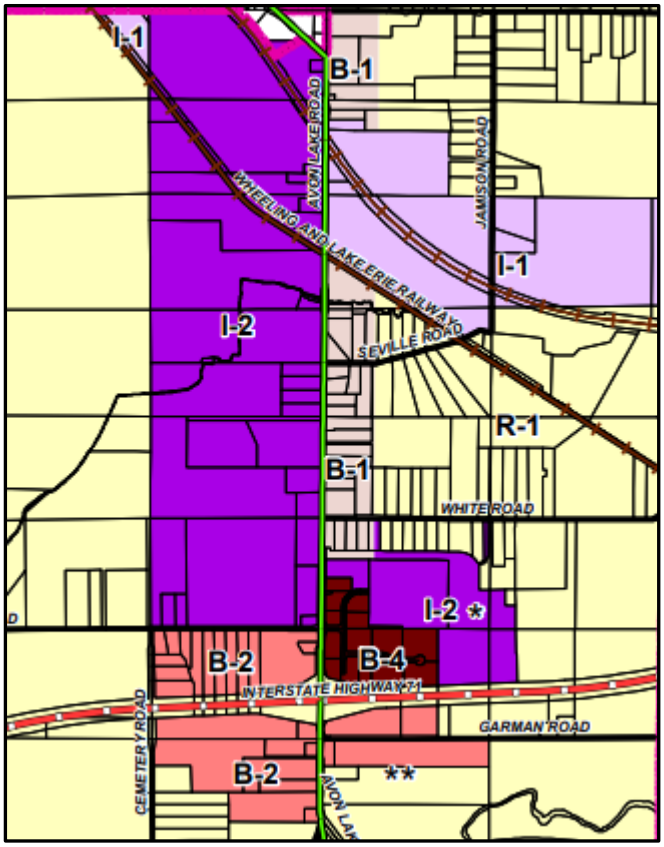
The following uses may be approved pursuant to Section 17 – Procedures and Requirements for Conditional Uses:

Crematorium
Electric Vehicle (EV) charging station
Professional office (See Section 1003.07)
Distribution Center
Warehousing/Wholesale

SECTION 11 SUPPLEMENTAL REGULATIONS

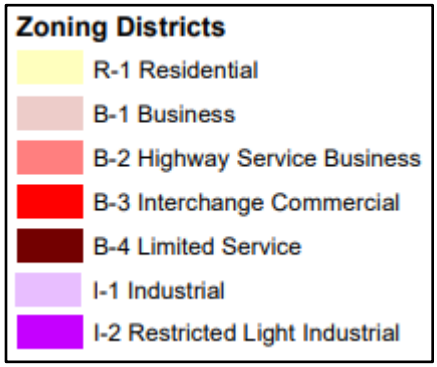
1100 General
In addition to the Zoning District requirements, the following Supplemental Regulations shall regulate the uses and structures in Harrisville Township.

1132 Distribution Center
Distribution Center is only to be considered as a conditional use in the I-2 District on the west side of Avon Lake Road (State Route 83) in the I-2 District in the southern most part of that District with the northern boundary directly across from the Outlet Mall/Business Park driveway to Route 83 Avon Lake Road.



In order to clarify the permitted locations of a distribution center, staff recommend listing the parcel numbers. This strategy will further define the Township's zoning requirements. Staff recommend consulting with the Prosecutor's Office to confirm this requirement is allowable.

A. A site plan for a full review shall be submitted.
B. Long term storage is a secondary and minor incidental part of this use.
C. Intermodal containers may not be kept on the property longer than to unload and process the contents. Empty intermodal container storage is prohibited.
D. Pallets, boxes and other discarded packaging must be stored in an enclosed area not open to public view, and to eliminate those materials becoming a nuisance.



1133 Warehouse (wholesale)

A. A site plan for a full review shall be submitted.
B. Trailers and Intermodal containers may not be kept on the property longer than to unload and process the contents. Empty intermodal container storage is prohibited.
C. Pallets, boxes and other discarded packaging must be stored in an enclosed area not open to public view, and to eliminate those materials becoming a nuisance.

Staff recommend revising "Intermodal" to "intermodal" in 1133(B).

Staff recommend revising 1132(D), 1133(C), and the last sentence in the Distribution Center definition: Pallets, boxes, and discarded packaging must be stored in an enclosed area that cannot be seen by the public on, near, or adjacent to the property.

SECTION 20
DEFINITIONS

Distribution Center
~~The storage, wholesale, and distribution of manufactured products, supplies, and equipment.~~

A structure or use specializing in the collection and shipment of finished products to fulfill customer orders — either to retail locations or directly to individual consumers. Long term storage is very incidental in this use. Intermodal containers may not be kept on the property longer than to unload and process the contents. Empty intermodal container storage is prohibited. Pallets, boxes and other discarded packaging must be stored in an enclosed area not open to public view, and to eliminate those materials becoming a nuisance.

Truck Terminal or Freight Terminal
~~Land and buildings used as a relay station for the transfer of a load from one vehicle or building to another or one party to another. The terminal facility may include truck storage and repair.~~

A structure, property, or use being an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck, trailer, or which provides containerized freight handling facilities, or rail truck services, and/or where local pick-up, delivery and transitory storage of goods is incidental to the primary function of the motor freight shipment. Trailers, trucks, and containers may be parked there for periods of less than 10 days. Truck or trailer repair and service onsite would be a very minor and incidental part of the total use. This is use currently not permitted in any district.

Warehouse (Wholesale)
A structure or use engaged in long term and short duration storage, wholesale, and distribution of manufactured products & supplies that may not be produced on site. This does not include raw materials or loose bulk material storage.

Department of Planning Services Recommendation: Staff recommend the Medina County Planning Commission **Approve with Modifications** the proposed text amendments to the Harrisville Township Zoning Resolution.