Planning Commission
Zoning Map Amendment
B-1 to R-1
Harrisville Township

App. No.:	003-2023-MA	**Site Area:**	31.29 acres
Meeting:	March 1, 2023	**Current Zoning:**	B-1 Business
Applicant:	Harrisville Township	**Proposed Zoning:**	R-1 Residential
Owners:	Ramesh Syal	**Presenter:**	Rob Henwood
Parcels:	014-14D-36-054		

EXECUTIVE SUMMARY

The subject parcel is located south of Garman Road and east of Avon Lake Road (SR 83). The applicant proposes to revise the district zoning for a portion of the parcel from B-1 Business to R-1 Residential.

Recommendation: APPROVE

ADJACENT ZONING/LAND USE

Direction	Zoning	Land Use
North	B-2 Highway Service Business	Gas station/open field
East	R-1 Residential	Residence/farm
South	R-1 Residential	Open field
West	B-2 Highway Service Business	Avon Lake Road/self storage facility

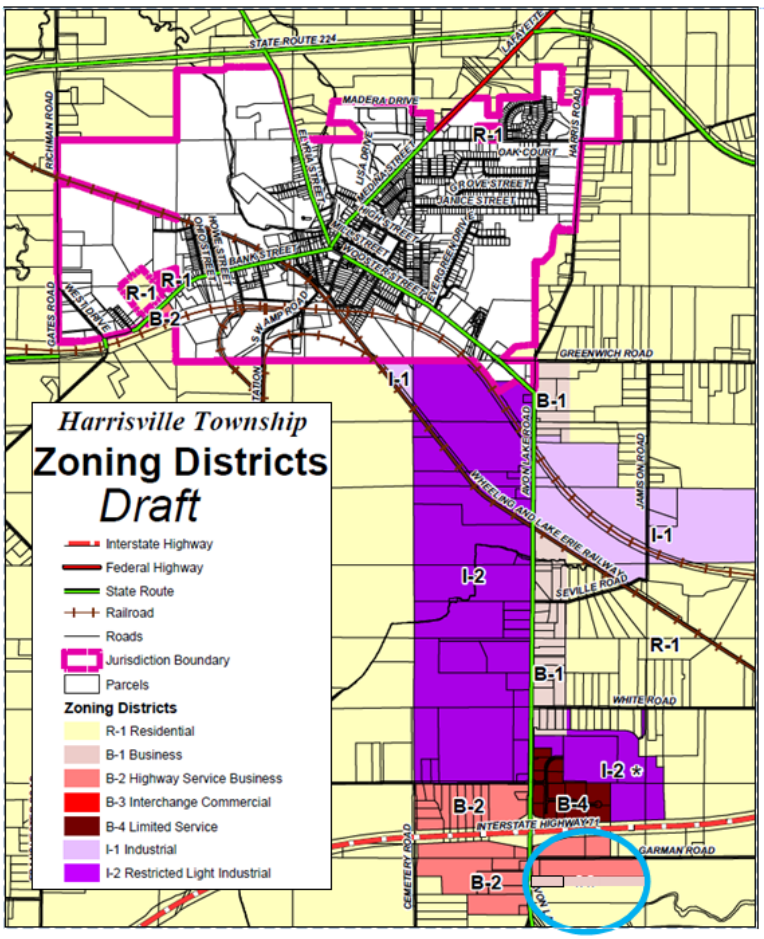
Proposal: The applicant proposes to change the zoning district on a portion of the parcel from B-1 Business to R-1 Residential.

Site Conditions: The parcel is primarily wooded.

Access: This parcel has direct access to Avon Lake Road (SR 83).

Current Zoning: The purpose of this district is to provide for a variety of retail, service and administrative establishments in designated areas. The B-1 district regulations are designed to provide opportunities for well planned, attractive, safe commercial development that has a minimal adverse impact on surrounding residential areas, and shall be clean, quiet and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke or glare, and operate principally within enclosed structures.

According to the Harrisville Township Zoning Resolution the following are permitted uses in the B-1 Business District:



- Establishments engaged in the fields of finance, insurance and real estate such as banks, credit agencies and investments firms.
- Establishments engaged in providing a variety of services to individuals and business establishments such as personal services, miscellaneous business services, medical and health services, engineering and architectural services, legal services, accounting, auditing and bookkeeping services, nonprofit professional, charitable and labor organizations, dance studio and school, bowling alley, and motion picture and theatrical playhouse.
- Establishments engaged in retail trade, such as drug stores, books and stationery, apparel, florist, garden supply, antiques, sporting goods, jewelry, optical goods, furniture, home furnishings, office supplies, beverages, restaurants, and food stores not exceeding 7,500 square feet.
- Churches and other buildings for the purpose of religious worship.
- Publicly owned and/or operated buildings and facilities.
- Clubs, lodges, fraternal charitable or social organizations.
- Veterinary clinic or hospital.
- Educational, religious or philanthropic institutions
- Public self-storage facilities
- Accessory uses clearly incidental to the principal uses permitted on the same premises.
- Signs as regulated by Article VI.
- Parking and loading as regulated by Article VII.

The following are conditionally permitted uses in the B-1 Business District:

- Drive in establishments including banks, restaurants and refreshment stands, but excluding drive in theaters and commercial amusement parks
- Gasoline service station, garage and automotive repair
- The following uses may be conducted no closer than 100 feet from any residential district or existing residential use:

a) Carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, surface preparation and other similar establishments.

b) Repair services for machinery and equipment including repair garages and specialty establishments such as motor, body and fender, radiator, motor tune ups, muffler shops, tire repairing, sales and service.

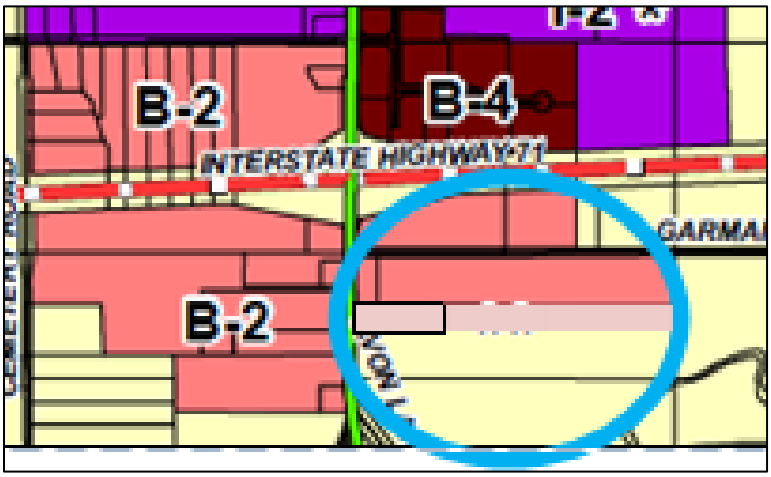
The Harrisville Zoning Resolution indicates the purpose of this district is to provide for a variety of retail, service and administrative establishments in designated areas. The B-1 District regulations are designed to provide opportunities for well-planned, attractive, safe commercial development that has a minimal adverse impact on surrounding residential areas, and shall be clean, quiet and free of hazardous or objectionable elements such as chemicals, noise, odor, dust, smoke or glare, and operate principally within enclosed structures.

Proposed Zoning

According to the Harrisville Township Zoning Resolution the following are permitted and conditionally permitted uses in R-1 Residential District:

- One-family dwelling
- Accessory Uses
- Signs
- Basement dwellings
- Independent trailers or mobile homes
- Churches and other buildings for the purpose of religious worship
- Publicly owned and/or operated buildings or facilities
- Home Occupations
- Governmental owned and/or operated parks, playgrounds, golf courses

Department of Planning Services Comments



- This property's B-1 zoning district was recommended for approval by the Planning Commission in 2021. This amendment is requesting to return this portion of the parcel the zoning district to R-1.

- The proposed map amendment is consistent with the Development Policies as noted in the Comprehensive Plan because it is expanding the Residential District to complement the adjacent current land uses.

  "Identify and implement various strategies to preserve the existing farming community manifested throughout the remainder of the Township. In addition to maintaining and strengthening the agricultural activities, this includes providing for rural residential development…"

- The proposed zoning district on the subject parcel is consistent with the Harrisville Comprehensive Plan.

- The proposed rezoning is adjacent to Residential Districts.

Recommendation: The Department of Planning Services Staff recommends that the Medina County Planning Commission **APPROVE** the zoning map amendment from B-1 Business to R-1 Residential.