App. No. 023-2026 TA

Zoning Text Amendment

Homer Township

Meeting: May 6, 2026
Applicant: Homer Township Zoning Commission (ZC)
Hearing: April 14, 2026
Amendments: Section 401-3 Conditionally Permitted Uses
Reviewer: Denise Testa
Recommendation: **APPROVE WITH MODIFICATIONS**

Proposal: Mary Cuchna, Zoning Secretary for Homer Township, requested a review of proposed revisions to the portions of the above Homer Township Zoning Resolution. This staff report provides the comments and recommendations of the Department of Planning Services (DPS) staff regarding the text amendments in the attached zoning resolution.

SECTION 401.3 CONDITIONALLY PERMITTED USES

Pages 35-37 and Page 75

Homer Township is proposing to require some Conditionally Permitted Uses to comply with Subsection 125 Home Occupations – Type 2.

The proposed requirement to apply Type 2 Home Occupation standards to qualifying businesses provides greater clarity and regulatory consistency for the Township. Establishing clear performance and location standards helps ensure that higher-intensity home-based businesses remain compatible with surrounding residential uses. The standards address key community concerns such as traffic generation, external storage, signage, and nuisance impacts (odor, vibration, etc.), thereby helping to preserve neighborhood character and quality of life while still permitting limited home-based economic activity.

The requirement may introduce some administrative complexity, as the Zoning Inspector will need to determine when a home-based business meets the threshold for Type 2 classification. In addition, the standards may be viewed as restrictive by some applicants, particularly with respect to limitations on accessory structure use, floor area, and employee counts. There is also a potential risk that overly strict application could discourage small business development within residential areas or result in noncompliant operations if the standards are perceived as burdensome.

Overall, the proposed approach strengthens the Township's ability to regulate higher-impact home occupations and mitigate potential conflicts with surrounding residential uses, while requiring careful implementation to balance enforcement consistency with flexibility for small-scale businesses.

Staff recommend the Township send the text amendments to the Prosecutor.

Department of Planning Services Recommendation: Staff recommend the Medina County Planning Commission **APPROVE WITH MODIFICATIONS** the proposed text amendments to the Homer Township Zoning Resolution.