

BETHLEHEM TOWNSHIP ZONING DEPARTMENT

8600 BLOUGH AVE SW ♦ P.O. Box 161 ♦ NAVARRE, OH 44662

Scott Borojevich Zoning Inspector

Email: btzoninginsp@outlook.com Phone: 330-265-4185

Zoning Commission Board Minutes of April 13, 2026

Commission Board Chair, Holzer called the meeting to order at 6:00 pm. The pledge of allegiance was recited by all present. Upon Role Call the Result Was:

Holzer Here

Flinner Here

Arntz-Tournoux Here

Scheetz Here

Also present was Zoning Secretary Matics.

Flinner made the motion to accept the minutes of March 5, 2026 as they have read them through email. Arntz-Tournoux seconded the motion. All in Favor: YEA

Discussion:

Response from SCRP from their review of the Commission Board's submission for revisions to the Zoning Resolution.

Decision:

RESOLUTION #2026-01

Arntz-Tournoux made the motion for the resolution to change the following in the Bethlehem Township Zoning Resolution as follows:

ARTICLE II: DEFINITIONS

ACCESSORY BUILDING OR USE: A subordinate building or use customarily incidental to, and located upon the same lot occupied by the main building and use. A guest house or accessory living quarters shall be considered as an accessory use.

To remove the sentence: A guest house or accessory living quarters shall be considered as an accessory use.

GUEST HOUSE OR ACCESSORY LIVING QUARTERS: Living quarters located on the second floor of a private garage for the use of persons employed on the premises, or for the temporary use by guests of the occupants of the premises. Such quarters shall have no kitchen facilities, and shall not be rented or otherwise used as a separate dwelling.

Remove entire paragraph. Leave title which will include the amended date.

ARTICLE III: GENERAL PROVISIONS

Section 301.4 Supplementary Regulations:

j. Principal Building:

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No more than one (1) dwelling shall be permitted on any lot unless otherwise specifically stated in these regulations, and every dwelling shall be located on a lot having required frontage on a public street.

Remove the words: unless otherwise specifically stated in these regulations.

o. Dwelling Other Than a Main Structure

No residential structure shall be erected upon a lot with another dwelling, except that a two-story garage with living quarters upon the second floor may be permitted provided such quarters are occupied by guests or a servant (and his family) employed by the family occupying the main structure.

Remove the words: except that a two-story garage with living quarters upon the second floor may be permitted provided such quarters are occupied by guests or a servant (and his family) employed by the family occupying the main structure.

r. Inconsistencies

In the event any of the requirements or regulatory provisions of these regulations are found to be inconsistent one with another, the more restrictive or greater requirements shall be deemed in each case to be applicable.

Remove entire paragraph but leave the title which will include the amended date.

Seconded by Scheetz. Upon Role Call the Result was:

Arntz-Tournoux YEA

Scheetz YEA

Flinner YEA

Holzer YES

Holzer said she could possibly go to the Trustees meeting on Tuesday, April 21st at 6:00 to answer any questions the Trustees may have. Flinner said he could attend the meeting.

Discussion

Tractor trailer language tabled for the next meeting.

Discussion

Increase height of accessory building from 20' to 25'

Decision

All members are in agreement to this but want to wait to submit it to SCRP due to other topics possibly moving forward with changes.

Discussion

Increasing the minimum size of signs in residential districts from 3 square feet to 16 square feet and does one unlighted sign mean that the sign itself is illuminated and a spot light can not be pointed on the sign?

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Decision

Table - Research what sections need revised for next meeting. Possible language change.

Discussion

Air B&B

Decision

Find out what they are classified as. Are required to Hospitality tax. Should it be considered as Conditionally Permitted? Is the Township considering addressing this township wide? If not should we even consider installing this in the resolution?

Discussion

Type of binding for Zoning Resolution

Decision

All the board members agreed to go with a 3-hole punch clear cover verses the plastic binding.

Discussion

Data Centers – Needs addressed.

The next meeting will be Wednesday, May 20, 2026 at 6:00 pm. Arntz-Tournoux moved to adjourn. Seconded by Flinner. All in Favor: YEA The meeting adjourned at 7:02 pm.

Chair-Adele Holzer

Zoning Secretary - Jody Matics