

BETHLEHEM TOWNSHIP ZONING DEPARTMENT

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

Scott Borojevich Zoning Inspector

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Zoning Commission Board Minutes of February 19, 2026

Commission Board Chair, Holzer called the meeting to order at 6:00 pm. Upon Role Call the Result Was:

Holzer Here

Flinner Here

Arntz-Tournoux Here

Scheetz Here

Also present was Zoning Secretary Matics. The pledge was recited by all present.

Arntz-Tournoux made the motion to accept the minutes of December 3, 2025 as they have read them through email. Flinner seconded the motion. All in Favor: YEA

Arntz-Tournoux made the motion to appoint Holzer as Chair and Flinner as Vice-Chair for the year 2026. Seconded by Scheetz. All in Favor: YEA

Discussion: Review “tractor trailer” language for R-R.

- 1) Holzer asked if the Trustees were in favor or revising this. The language is located on page 24. Flinner stated it was discussed and they thought this board needs to address it. Flinner will check out Osnaburg and Marlboro Townships to see what they state in their Zoning Resolutions. Holzer stated that a tractor trailer is a commercial vehicle so it should be able to be parked there. Arntz-Tournoux said she thinks commercial vehicles need to be licensed, insured and mobile. Flinner suggested that inputting that trailers cannot be used for storage.

Decision:

- 1) Tabled: Need more research. Hopefully we can submit any changes to SCRP after our next meeting on this subject.

Discussion: Accessory buildings

- 1) Holzer stated that there are some unclear provisions concerning this and suggested we speak with legal council on how to eliminate the confusion, not just for accessory buildings but in other areas of our Zoning Resolution. Holzer asked Arntz-Tournoux to give a summary of her findings
- 2) Arntz-Tournoux stated that ADUs are mostly in cities where water and sewer is easily regulated. Spoke with SCRP and it doesn't matter if it is in the zoned or unzoned area, it is up to the township to decide. Townships can establish rules and procedures. We have that in our zoning resolution for the zoned area now. She asked about if conditional use permits would pertain to the ADUs, if so there would be annual various inspections, cost up to the owners. The County Building Department would handle those. How would the township monitor this? There are no townships in Stark County that support the ADUs. This would open up a can of worms. Suggestions were to do away with completely living quarters being added as to an accessory building. If a resident wants to build a mother-law-suite, it should be added onto the house. You would also need a building permit from both the Stark County Building Department and the Zoning Inspector. Holzer will email our legal counsel tomorrow. We need to ask about our zoning resolution stating that the most stringent rule overriding the lesser rule. Page 26 also conflicts with the ADUs. Maybe we should ask him about the tractor trailers also. Flinner brought up about “Data Centers”. There is nothing in our book on that.

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Decision: Table until we speak with our legal counsel.

Discussion: Zoning Resolution update

- 1) Arntz-Tournoux will have the same map that is in our Zoning Resolution now and the cover will be the dark cover with the black writing printed. The purchase order number is on the agenda for tonight. Arntz-Tournoux asked Matics if she had a flash drive she could download the zoning resolution onto and get it to her. Matics replied yes. Arntz-Tournoux will get the information to Scott at PPI to print 20 new books. Matics stated she will need PPI's information to put them into the system and get our tax-exempt form to them.

Other Topics:

- 1) Holzer reminded the Board members that the Law Seminal on Saturday, Feb. 28, 2026 from 9:00 am to 3:00 pm at R.G. Drage.
- 2) All Commission Board members will attend the SCRP Annual Dinner on Wednesday, March 11, 2026 at Tozzi's on 12th St NW in Canton.
- 3) Possibly having a meeting with the Appeals Board to have their input.
- 4) Our next meeting will depend on if the Zoning Inspector and legal counsel can attend on the date established.

The next meeting will be Thursday, March 5, 2026 at 6:00 pm. Arntz-Tournoux moved to adjourn. Seconded by Scheetz. All in Favor: YEA The meeting adjourned at 6:56 pm.

Chair-Adele Holzer

Zoning Secretary - Jody Matics