

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 May 20, 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.

Arntz-Tournoux made the motion to accept the minutes of April 13, 2026 as they have read them through email. Flinner seconded the motion. All in Favor: YEA

Matics informed the board members that the Trustees did pass the Commission Board's amendments to the Zoning Resolution.

Discussion: Tractor trailer language results. There was a lot of discussion on this as to how to phrase this so there would be no misunderstanding.

Decision:

A resolution to amend the Bethlehem Township Zoning Resolution within all residentially zoned area and upon any premises to which within the unincorporated areas of Bethlehem Township, Stark County.

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

ARTICLE III:

Section 301.4 Supplementary Regulations

(g) Parking and Storage of Vehicles

No person shall park, store or leave, or permit the parking or storing of any unlicensed motor vehicle, commercial vehicle, commercial construction equipment or semi- tractor and/or tractor trailers or any vehicle in a rusted, wrecked, junk, partially dismantled, inoperative, or abandoned condition, whether attended or not, upon any residential-zoned property unless the same is completely enclosed within a building, unless otherwise specifically permitted by these regulations. Amended effective 4/3/2009

In any residential district, the parking of no more than two (2) commercial vehicles, commercial construction equipment or semi-tractor and/or tractor trailers shall only be permitted if used by an occupant of the dwelling as transportation to and from work.

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No more than two (2) recreational vehicles, such as a trailer home or boat, may be stored on residential lots, provided they have current licenses, and are stored in the side or rear yard. Amended effective 3/15/2000

Seconded by Scheetz. Upon Role Call the result was:

Scheetz Yea

Arntz-Tournoux Yea

Flinner Yea

Holzer Yea

Discussion: Increase height of accessory Buildings from 20 feet to 25 feet. It was suggested by the Zoning Inspector at a previous meeting to increase this due to standards having increased since 2009.

Decision:

A resolution to amend the Bethlehem Township Zoning Resolution within all residentially zoned area and upon any premises to which within the unincorporated areas of Bethlehem Township, Stark County.

Flinner made the motion for the resolution to amend the Bethlehem Township Zoning Resolution as follows:

ARTICLE III: GENERAL PROVISIONS

Section 301.4 Supplementary Regulations:

(p) Accessory Building

Accessory buildings in residential districts shall be limited to twenty-five (25) feet in height unless a greater height is authorized by the Board of Appeals.

Seconded by Arntz-Tournoux. Upon Role Call the result was:

Scheetz Yea

Arntz-Tournoux Yea

Flinner Yea

Holzer Yea

Discussion: Increase the square footage of signs to 16 square feet (4X4 feet). It was suggested to only incorporate for only the rural residential (RR) district and anything larger needs a variance through the Appeals Board. Flinner suggested you install this in Article IV section 401.2 (5). Holzer stated that could be contradictory to Article V which states “in all us district”. Also should the lighted signs be changed.

Decision

It was decided to install this change in Article V section 501.6 and to allow one non-illuminating sign and to combine #2 & #3.

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Flinner made the motion for the resolution to amend the Bethlehem Township Zoning Resolution as follows:

Article V: Sign Regulations

Section 501.6 Permitted signs in any use district upon application and issuance of a zoning certificate

(2) Combine #2 and #3 to state:

One non-self-illuminating sign not more than sixteen (16) square feet in area announcing the name and occupation shall be permitted for a “Home Occupation” or in conjunction with a road-side stand (farm stand), which shall be used to advertise seasonal agricultural sales.

Renumber #4 to #3.

Discussion

Air B&Bs in the township

Decision

It was agreed by all board members that this is a township intuitive that needs to be handled by the Township Trustees. The township needs to install rules and regulations along with an application and a way to collect the fees. The commission board is in agreement to having Air B&Bs in the entire township but the commission board has no way to track fees and collect funds. The township would have to allow it. The commission board would then install the AirB&Bs in the zoning resolution as having to be conditionally permitted.

Discussion

Data Centers – Matics informed the board that the Trustees did a one (1) year moratorium stalling data centers from coming into the township at their last meeting.

Discussion

Holzer stated she would like for one of the trustees get in touch with someone on the commission board if they are in disagreement of what the commission board is pursuing.

Matics also informed the board that Scott Borojevich is stepping down from his position as zoning inspector. He gave no date for stepping down. He stated he would stay on to train someone the trustees hire.

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The next meeting will be Wednesday, June 24, 2026 at 6:00 pm. Arntz-Tournoux moved to adjourn.
Seconded by Flinner. All in Favor: YEA The meeting adjourned at 6:55 pm.

Chair-Adele Holzer

Zoning Secretary - Jody Matics