

Notice:

A meeting of the Brownhelm Township Zoning Commission has been called for Thursday, August 10th, 2017 at 7:00 pm. at the Brownhelm Township Trustees' meeting hall, 1940 North Ridge Rd., Vermilion, Ohio 44089. The following is what prompted this gathering of the commissioners...

In the interest of readability and space the following is a synopsis of a letter, sent to the Brownhelm Township Zoning Commission for their consideration, advocating a change to the Brownhelm Township Zoning Regulation. The letter in full is available from the Brownhelm Township Zoning Commission Secretary, Ed Clary, at 440-965-5602. Copies will also be available at the Brownhelm Township Zoning Board of Commissioners' meeting as listed above. The purpose of the meeting is for the commission to consider the request and to gather public comment on the requested zoning change.

Synopsis:

Owners of a property in the of Greystone Development at Middle Ridge and Baumhart Roads, which is located in an Agricultural Residential R1-R2 zone, learned that their neighbors had decided to house and pasture two goats across the back of their lot. The petitioners' review of the zoning law revealed that not only are domesticated animals, dogs, cats, rabbits, and birds, allowed on 1.5 acres of an Agricultural Residential R1/R2 property but agricultural animals are allowed as well. The petitioners are concerned about the aesthetic affect the animal enclosure will have on their property as well as the potential for improper waste disposal.

The family wishing the goats has indicated that, in the spirit of good neighborliness, they'd be willing to landscape the fence adjoining the petitioner's property. The petitioners are asking that to prevent other neighbors from also getting farm animals "including, but not limited to a horse, cow, llama, goat, sheep, hog, mink, fowl, chicken, peacock", the zoning be changed to dis-allow these animals without conditional use permits and the unanimous approval from their immediate neighbors. The changes they would like the zoning commission to advance to the trustees include...

1. Change lot size minimums to 5-acres or larger for farm animals such as, but not limited to, a horse, cow, llama, goat, sheep, hog, mink, fowl, chickens and peacocks.
2. Require a Conditional Use Permit for farm animals when lot sizes are less than 5-acres, requiring adjoining lot owner(s) approval, and limiting the number of total animals;
3. Modify Section 30.03, B.4 to allow only domestic animals; such as cat, dog, rabbit, bird;
4. Zone all farm animals as Conditional Uses similar to those of Boarding Horses and Dog Kennels.
5. Rezone RI-I, RI-2 neighborhoods to Residential-only limiting the agricultural aspect.

The petitioners, in their letter to the zoning commission, continue...

“...The above are options being presented to the Zoning Board; I'm certain there are many other options that would help to mitigate the issue. Keep in mind, this isn't just a Greystone issue, it is a Brownhelm Township issue. The people who have moved into the township have come here to experience the community, tranquility of the area, and expect quiet enjoyment of their property. The Greystone community is one of the many gems in Brownherm Township where the people take care of their homes, their property, and desire to keep it a residential neighborhood, not farmland. At this point, there are no standards in place to prevent a cattle, sheep, goat, llama, or chicken farm from being put in someone's backyard, and certainly no limits on the quantities. Disposal of the waste from these large animals is also a health hazard if proper care and disposal is not performed...”

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