

Regular Meeting
Lafayette Township Zoning Commission
Town Hall 6:30pm
Tuesday, 3/10/2026

Lee Weinerman opened the meeting with roll call, attending were Lee Weinerman, Tim Kassouf, Brian Morse, and Jim Aylsworth. Sign in sheet was completed.

Lee: Did everyone have a chance to review the meeting minutes from 2/10/2026? Please correct Jim's name on page one. Any other changes or questions? I need a motion to accept.

Tim Kassouf made a motion to accept the meeting minutes with corrections, seconded by Brian.

Lee: All voting in favor state Aye, all opposed same sign. All members vote in favor; meeting minutes from 2/10/26 are approved.

Zoning update:

- Discussion about report, two SHC group homes going up on Spencer Lake Rd.
- Working on checklists for zoning permits and lot splits to standardize.
- Kristen updated finished zoning info to website.
- Discussed Wedgewood Business District, people are interested, but none of the uses match the specific uses in the district.
- Question about status of Ohio Pools & Spa, Karen, to check on date of permit & whether it expired. If it expires, can ZI send letter?
- What about reaching out to people who were previously interested in the parcel?
- Ag use nonprofit vet clinic has been pulled from Lafayette Township; it is now being constructed in Montville Township.
- Discussion about township potentially acquiring property for community use. What about a barn constructed at Lion's Park that the community could rent? What are the restrictions on that property? Could it be sold?

Unfinished Business:

- Prior emails were sent to Denise, trustees regarding short-term rentals. Information came from Denise, no comments from any of the trustees.
- Discussion regarding whether STR should be in a defined district.
- Do HOA's within the township allow them? Check into that.
- Discussed insurance requirements.

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- Many of the issues are outside of zoning regulations, you need a group of different agencies working on this.
- There is no definition for short-term rental in our code. Need to add.
- Gloria Glens prohibits STR, issue 24, adopted in November of 2023.
- Only 10% of people cause issues.
- Would fire & safety inspections cause a burden on the fire department?
- We would need a separate file cabinet for registrations.
- Does the health department require inspections of STR?
- If there are no rules, you can't be held responsible.
- The county is NOT working on STR legislation, is the state?
- We need a joint meeting with the trustees regarding this, or at minimum feedback before we spend additional time and energy on this issue.

New Business:

Lee: I have been an alternate for one year and do not feel qualified for the position of chairperson.

Discussion that typically the vice chair does move to chair when vacant, but the board can choose to nominate another member to fill the position of chair.

Brian nominated Tim Kassouf for the position of Chair, seconded by Lee. All voting in favor of this update. Tim is now the Chairperson.

Discussion of open alternate positions. Email the trustees as to whether they will interview those who expressed interest at the end of last year, or will they repost for additional applications. The Zoning Board has an open position, Nick Kittle's, and needs two (2) alternates. Jim mentioned that this year will be his last year on the board.

Fence Regulation review and revisions:

- Copies of other township's fence regulations in your packets.
- Discussion regarding maintenance space for fences, currently at 6 inches, is this too small?
- Agriculture fences are not regulated, we would like them to complete a permit, no charge, it helps to document what has occurred.
- Reviewed old language; eliminate #5 & #7, keep #6, # 8 & 9.
- Remove "planned subdivision" and change to "rural residential district."
- Under #3 require a "zoning permit". (language change)

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- Discussion of commercial/industrial fence heights. Township requires permits, allows fences up to six feet, any fence over that height requires county permit.
- Snow fencing, change language to November to April for simplicity. Item #13
- Discussion regarding swimming pools and fences, do we require? No, not currently. Pools are treated as structures and require permits, must comply with setbacks, but do not require fences per our regulations.
- Double check with the building department as to whether they have fence requirements.

Billboards and signage:

- Concern about loophole which allows billboards on land to be used for agricultural purposes.
- Discussion to strike “and land used for agriculture” to prevent billboards in ag/residential areas. Sentiment is to disallow new billboards while grandfathering existing ones.
- Plan to send changes to CPC, proceed through hearings and trustee adoption, later to undertake a full signage review.

CPC and moving updates forward:

- Discussion about changes that have been talked about up to Local Commercial area.
- Previous discussion was to update the regulations at one time, now the thought is to get what we have done completed.
- Prepare packet of changes that were discussed today, fences, billboards, in addition to what has been previously updated. The board will review and move these issues forward to the CPC.

Public Participation: NONE

Announcements/Correspondence:

- Next meeting is 4/14/2026 at the Town Hall.
 - Discussion about chairs, could we get some from the Safety Services Building? The folding chairs are super uncomfortable.
- Updated Maps were distributed.

Adjournment:

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Brian made a motion to adjourn the meeting, seconded by Lee. All voting in favor, meeting adjourned.

Date: _____

Lee Weinerman, Vice Chair

Jim Aylsworth

Tim Kassouf

Brian Morse