



Planning Commission
App. No. 016-2015-TA

Zoning Text Amendment Homer Township

Meeting: May 6, 2015
Applicant: Homer Township Zoning Commission
Hearing: April 14, 2015 (Zoning Commission)
Amendments: Revised Definition of “Lot,” Article II Definitions
Reviewer: Rob Henwood

Proposed Amendments: The Homer Township Zoning Commission proposes to amend their definition for the term “lot” contained in Article II – Definitions of the Homer Township Zoning Resolution. The purpose of the amendment is to clarify the definition of “lot.” An informal review was conducted on the definition on November 25, 2014. The new definition was intended to be reviewed as part of the text amendment review (Application Number 016-2015-TA) heard by the Medina County Planning Commission on April 1, 2015. The definition was inadvertently omitted from the Staff Review. New text is underlined, deleted text is ~~struck through~~.

~~**Lot** is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, lot width, frontage and area, and to provide such yards and other open spaces as are herein required. Such lot shall be exclusive of any area of any right of way conveyed by easement or dedication for any road. Such lot shall have frontage on any improved public street, and shall consist of:~~

- ~~1. A single lot of record~~
- ~~2. A portion of a lot of record, or~~
- ~~3. A combination of complete lots of record and portions of lots of record, or of portions of lots of record. Each lot shall include the area of road right of way unless right of way has been dedicated to the township.~~

Lot – a parcel of land whose boundaries have been established by a recorded legal instrument such as a deed, or a plat, of sufficient size to meet minimum zoning requirements for use and area, and to provide such yards and other open spaces as are required by the Homer Township Zoning Resolution. A lot shall have frontage on a dedicated public street or upon an improved private street.

Comment: The proposed definition for lot is consistent with the staff recommendations provided in the informal review.

Recommendation: Staff recommends **APPROVAL** of the proposed amend to the Homer Township Zoning Resolution.