



Brimfield Township Trustee Meeting Agenda

Meeting Details

Meeting Type: Public Hearing

Date & Time: March 2, 2026 – 6:40 pm

Items

1. Call to Order/Roll Call
2. Public: Comments, Questions - Please state your name and address before addressing the Board (3-minute limit)

Agenda

1. Brimfield Township Zoning Text Amendment - The proposal is to remove #8 from Section 304.02 (B), and to update Appendices C and E to reflect the change.

Section 304.00 Residential District (R-2)

Section 304.01 Purpose

The purpose of the Residential R-2 Zoning District is to provide for medium density residential development in a semi-suburban character in areas generally adjacent to built-up portions of the community in order to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities and services.

Section 304.02 Uses

Within the R-2 Zoning District, no building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses:

A. Permitted Uses:

1. Single-family dwellings.
2. Home Occupations in accordance with the provisions of Section 515.00.
3. Accessory buildings and uses incidental to primary use. Such uses shall be situated on the same lot with the principal building and conform with the purpose of the R-2 Zoning District.
4. Signs as regulated in Chapter 7.

B. Conditionally Permitted Uses

1. Animal Hospitals, Veterinary Offices and Clinics, subject to the provisions of Chapter 4 and Section 400.10.B subsection 37.
2. Cemeteries subject to the provisions of Chapter 4 and Section 400.10.B subsections 7, 9, 40.
3. Churches and their related buildings and other buildings for the purpose of religious worship subject to the provisions of Chapter 4 and Section 400.10.B subsection 41.
4. Congregate Care/Assisted Living Facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsection 42.
5. Day Care Centers, to include Type A Family Day-Care Home and Children and Adult Day Care Centers, subject to the provisions of Chapter 4 and Section 400.10.B subsection 44.
6. Funeral Home subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 7, 48.
7. Home Based Businesses, subject to the provisions of Chapter 4 and Section 400.10.B subsection 50.
8. ~~Planned Residential Developments, subject to the provisions of Chapter 4 and Section 400.10.B subsection 56.~~

9. Public and private elementary schools, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
10. Public and private high schools and institutions of higher education, subject to the provisions of Chapter 4 and Section 400.10.B subsections 4, 6, 12, 16, 61.
11. Public and private parks and playgrounds, subject to the provisions of Chapter 4 and Section 400.10.B subsections 2, 4, 5, 6, 12, 54.
12. Public and private golf courses (except miniature golf) and associated dining facilities, subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 2, 4, 5, 6, 8, 12, 54.
13. Publicly owned and/or operated buildings and service facilities (other than those listed in Items 9, 10, 11 and 12 of this subsection), subject to the provisions of Chapter 4 and Section 400.10.B subsections 1, 4, 5, 8, 12, 59.
14. Wireless telecommunication service facilities proposed by a public utility company and subject to local zoning procedures; subject to the provisions of Chapter 4 and Section 400.10.B subsection 63.

Appendix C

PLANNED RESIDENTIAL DEVELOPMENT (PRD) DENSITY FORMULA

- A. The residential density of a PRD subdivision development is permitted to contain more dwelling units than the number of dwelling units permitted if the site were developed as a conventional subdivision.
- B. The number of residential dwellings permitted on a parcel to be developed as a PRD subdivision development shall be based on the following formula¹ (rounded to the nearest whole number):

$$\{ \{ \text{TA} - (\text{PR} + \text{OP} + \text{CNA}) \} / \text{Z} \} / \text{DBF} = \text{PD}$$

Where:

TA = The total acreage of the proposed development area, excluding all acreage in existing road and other public right-of-ways.

PR = The assumed roadway acres necessary to develop the site as a conventional subdivision. This figure will represent ten (10) percent of total acreage of the proposed development area, excluding any existing road right-of-way.

OP = The acreage required by the Portage County Subdivision Regulations for open space. This figure will represent five (5) percent of total acreage of the proposed development area, excluding acreage calculated for PR. This figure is only used on lots of twenty (20) acres or more in size.

CNA = The total acreage of the site comprised of the following Critical Natural Area characteristics and features: steep slopes of eighteen (18) percent or more; permanent bodies of water to include lakes, ponds, rivers, streams, etc.; wetlands, floodplains, and areas of the site determined to contain threatened and/or endangered animal and plant species.

Z = The minimum lot area acreage required for the proposed types of dwelling units in the corresponding zoning district.

DBF = The Density Bonus Factor applied to increase the base density. The following values shall be used to represent the “DBF” value in each of the Zoning Districts.

~~R-2 District = 0.60~~

R-3 District = 0.90

R-4 District = 1.00

T-C District = 0.90

PD = The maximum number of residential dwelling units permitted in the PRD subdivision development.

Appendix E

	O-C	P-R	R-R	R-1	R-2	R-3	R-4	T-C	H-C	I-C	L-I	H-I
A. Lot Configuration												
1. Flag Shape	c		c	c								
B. Residential Uses												
1. Single-Family Dwelling	p		p	p	p	p	p	p				
2. Two-Family Dwelling						c	p	c				
3. Three-Family Dwelling							p	c				
4. Multi-Family Dwellings (4 du/ac)							p	p			p	
5. Multi-Family Dwellings (5 du/ac)							c	c				
6. Multi-Family Dwellings (12 du/ac)											c	
7. Apartments (2 du/ac)					p							
8. Apartments (4 du/ac)					p						p	
9. Conversion of Single-Family to Two-Family Dwelling						c						
10. Conversion of Single-Family to Three-Family Dwelling					c		c					
11. Conversion of Single-Family to Professional Office					c							
12. Agritourism	c		c									
13. Bed and Breakfast	c		c	c				c				
14. Farm Based Business	c		c									
15. Home Occupations	p		p	p	p	p	p	p			p	
16. Home Based Business	c		c	c	c	c	c	c				
17. Planned Residential Development					e	c	c	c				
18. Rooming/Boarding Houses			c	c				c				

For the Good of Brimfield Township

Warning: Please be advised that the Board of Trustees could be using an audio tape recorder and/or video recorder to record this meeting/hearing and that the quality of the tape might not permit verbatim transcript. Therefore, anyone desiring a verbatim transcript of this meeting/hearing is instructed to make his/her own arrangements. If you wish to address the Board of Trustees, the Board reserves the right to limit your remarks to a period of three (3) minutes for the subject before the Board.