

Florence Township Trustees
11011 Chapel St., Wakeman, OH 44889

www.florencetwperieoh.com

PUBLIC HEARING
Special Zoning Meeting
2-18-2026 7:00pm
MINUTES

PLEDGE

TRUSTEE ROLL CALL

Bill Turnbull	Present
Orville Saylor	Present
John Krumwiede	Present

VISITORS

Guy Briches
Geordynne Umranwala
Crystal Kantzes
Jim Kantzes
Stephanie Rutherford
Scott Rutherford
Pastor Ed Young
Terry Haston
Mike Summers
Lowell Whitten
Caren Whitten
Cheryl Watkins
Jenny Sekulic

ZONING REQUEST

The Florence Township Zoning Commission held a public hearing on January 26, 2026, at 7:00pm, for rezoning parcel #07-00731.0001, #07-00731.003 and #07-00731.007, 12803 SR 113, from Industrial/Manufacturing to C-2 General Business. The application to rezone the property was filed by 6779 Memphis LLC. The Florence Township Zoning Commission recommends approval of the rezone application.

LEGAL NOTICE

Public Hearing Notice posted on website on February 4, 2026. Letters notifying surrounding property owners of Public Hearing were mailed, regular mail, on February 5, 2026.

PUBLIC COMMENT

Jeff Blodgett, Zoning Inspector, explained the process to rezone a property. The applicant would like to build mini storage units. The public comment rules were explained that people may speak, one at a time, after being recognized and an oath administered.

Trustee Turnbull asked residents that had received letters to be recognized first.

Scott Rutherford, 12715 SR 113, oath administered, explained his property somewhat surrounds the applicant's property. He questioned setbacks and explained there is a storage unit east of the township that is not at capacity. He also expressed drainage concerns since there is an issue with standing water. Mr. Blodgett explained that mini storage setback is 25' from the road edge, however, he is waiting for clarification of language in the Zoning Resolutions that also states 105' to building.

Crystal Kantzes, 13100 SR 113, oath administered, expressed her opinion that no one in the township wants the storage units nor would they use them. She stated the Zoning

Resolutions mandate an onsite manager. Should an onsite manager not be there, could they lose the conditional use and the structure remains?

Terry Haston, 15115 Mason Rd Vermilion, oath administered, explained he is a member of Firelands Baptist Church, down the road from the property. He expressed concern over additional water runoff in the area. He explained that the ditches contain water and debris and cannot handle the existing water. The additional hard surface surrounding mini storage units would increase the water runoff.

Lowell Whitten, 350 Salem Dr Vermilion, oath administered, he is affiliated with the Firelands Baptist Church. He expressed drainage concerns.

Mike Summers, 12709 SR 113, oath administered, asked how high the perimeter fence should be. Mr. Blodgett explained the Zoning Resolutions state 6' solid or semi solid fence. Lighting must be shielded and cannot create light pollution. Mr. Summers asked how the storage units could be built if the requirement was a minimum of 2 acres. Mr. Blodgett explained that part of the conditional use would mandate the three parcels be combined to form one parcel. Mr. Summers asked how many storage units were planned. Geordynne Umranwala, representing 6779 Memphis LLC, oath administered, explained 60-80 units between both buildings. Trustee Krumwiede asked if the rezone was approved, would another public hearing be required for the conditional use portion. Mr. Blodgett explained that it would go to the Board of Zoning Appeals for conditional use and the meeting is a public meeting.

Mr. Blodgett listed the conditional use requirements of mini storage units:

- No lot shall be less than two acres.
- No business activity other than storage.
- No outdoor business.
- Signs limited to one ground sign, max height 10', not more than 32 sq ft.
- No flammables or explosives.
- No human habitation.
- Parking shall be one space for 2,000 sq ft of building.

Cheryl Watkins, 13105 SR 113, expressed concern of drainage and safety related to non-residents visiting the mini storage units.

TRUSTEE DISCUSSION

Trustee Sayler expressed concern about the setback and that there is not two acres in front of the existing house.

TRUSTEE ACTION

Resolution #2026-07

MOTION TO NOT APPROVE the change of Parcels #07-00731.0001, #07-00731.003, and #07-00731.007 to C-2 General Business from Industrial/Manufacturing was made by Trustee Krumwiede, seconded by Trustee Sayler. Roll Call:

Trustee Turnbull	Not Approve
Trustee Sayler	Not Approve
Trustee Krumwiede	Not Approve

Resolution #2026-07: FAILED

MEETING ADJOURNED 7:42Pm

MOTION TO ADJOURN	Orville Sayler
MOTION TO APPROVE SECONDED BY	Bill Turnbull
VOTING RESULTS	YES: 3 NO: 0