

# Munson Township

## Zoning Commission Public Hearing followed by Regular Business

### Minutes of January 10, 2024

Adriano Fiucci called the Public Hearing to order at 6:09pm with Ed Hren and Glen Peck present. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. Nicholas Christie and Kurtis Taylor were absent. The Pledge of Allegiance was said.

Ed Hren moved and Glen Peck seconded to nominate Adriano Fiucci as Pro-Tem Chairman for this meeting. Motion carried, 3-0.

Adriano Fiucci read the letter of recommendation from the Geauga County Planning Commission which is attached to these minutes.

#### Public Comment

An affected property owner attended the meeting to find out why we want to change the zoning on the parcels since they have been zoned this way for many years. Zoning Inspector, James Herringshaw explained that in 1978 according to the Zoning Map, there were seven (7) parcels that were zoned Institutional located at Bean and Auburn Roads. In 2005, five (5) of those lots, part of Sisters of Notre Dame property were granted a variance to be used as a residential properties in the Institutional District. When they were sold, the zoning was not changed. The reason this was recently noticed is because a resident came in for an accessory building for his residence on an Institutional zoned parcel. Prior Zoning Inspectors didn't catch this issue and/or may not have known that parcels could be rezoned. It makes sense to clean up this issue since these parcels have been used as Residential properties for quite a while now and follow Residential guidelines and setbacks.

Adriano Fiucci moved and Edward Hren seconded to close the public hearing and start the regular meeting at 6:22pm. Motion carried, 3-0.

Adriano Fiucci moved and Glen Peck seconded to approve the minutes of December 13, 2023 as written. Motion carried, 2-0.

Adriano Fiucci moved and Edward Hren seconded the following motion: That the Munson Township Zoning Commission recommends the approval of proposed amendment (2023-02) to the Munson Township Zoning Map as attached hereto. Motion carried, 3-0.

Adriano Fiucci moved and Glen Peck seconded that the Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2023-02 to the Munson Township Zoning Map together with the attached motion pertaining thereto, and the attached recommendation of the Geauga County Planning Commission to the Munson Township Board of Township Trustees this 10th day of January 2024. Motion carried, 3-0.

#### Organizational

Edward Hren moved and Adriano Fiucci seconded to postpone choosing chairman and vice chairman until the next meeting. Motion carried, 3-0.

In regard to the Zoning Map, Zoning Inspector Jim Herringshaw mentioned to members that there are no problems with Medical Use and Industrial Use Districts in the Zoning Resolution but there are with the Commercial Use District. The back third of commercially zoned properties in the Township is zoned Industrial. The setbacks are different, and it can make a mess for a business to do things. Section 306 in the Zoning Resolution relates to Flood Prone Districts for homes that may need a Conditional Use Permit for building in a flood-prone area. If the building is placed on an R-1 area of the Flood Prone lot, a Conditional Use Permit is not necessary. This change would make it easier for many residents. Another possible future issue is Section 516.2, recreational vehicles are not supposed be parked or stored

in front of any principal building which there are currently many. A resident is looking to build a metal building and needs to follow setbacks, meet with Geauga Soil & Water and make sure that the metal building is made for Ohio weather. The definition of Structure needs to be updated in the Zoning Resolution.

#### Zoning Report

The Sisters of Notre Dame came in for a variance to open a homeless shelter with Geauga Faith Rescue Mission in their old pre-school building located on the corner of Auburn and Bean Roads. There is a lot of misinformation being spread.

#### Points of Discussion:

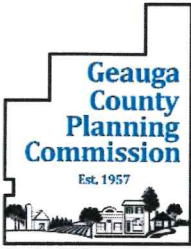
As mentioned at the previous meetings, the Board is reviewing the Zoning Resolution. Each member was assigned an Article. Glen Peck was assigned Article 6 which the Board will review at the next meeting.

The next meeting will be on Wednesday, February 14, 2023 at 6pm at Munson Town Hall.

Edward Hren moved and Glen Peck seconded to adjourn the meeting at 7:16pm. Motion carried, 3-0.

  
\_\_\_\_\_  
Adriano Fiucci, Pro-Tem Chair  
*Edward J. Hren*

  
\_\_\_\_\_  
Julie Johnston, Secretary



## Geauga County Planning Commission

12611 Ravenwood Dr. • Suite #380 • Chardon, OH 44024

Phone: (440) 279-1740 • Email: [Planning@co.geauga.oh.us](mailto:Planning@co.geauga.oh.us)

<https://bocc.geauga.oh.gov/departments/planning-commission>

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January 9, 2024

Ms. Julie Johnston  
Munson Township Zoning Commission  
12210 Auburn Road  
Chardon, Ohio 44024

Re: Proposed Zoning Amendment 2023-02  
Initiated on December 13, 2023

Please be advised that the Geauga County Planning Commission at its meeting held on January 9, 2024 voted to recommend approval of the proposed Munson Township Zoning Amendment 2023-02 as initiated by the Zoning Commission on December 13, 2023.

Pursuant to R.C. 519.12, the Planning Commission's recommendation must be considered by the Zoning Commission at its public hearing regarding the proposed amendment. After the hearing, the recommendation is to be forwarded to the Board of Township Trustees. If the subject amendment is adopted by the Board of Trustees, a copy thereof must be provided to this office within five (5) days after its effective date. Additionally, if the amendment is adopted, once effective, remember to update the Township's website accordingly so the zoning map is up to date.

If you have any questions, please contact the Planning Commission at (440) 279-1740.

Sincerely,

Linda M. Crombie, AICP  
Planning Director, Geauga County Planning Commission

c: Susan Wieland, APA  
Amendment file

# Zoning Commission

## Munson Township

Chardon, Ohio

### RECOMMENDATION OF TOWNSHIP ZONING COMMISSION CONCERNING PROPOSED AMENDMENT TO ZONING MAP R. C. 519.12 (E)

The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 10th day of January 2024 at 6:00 p.m. with the following members present:

Edward Hren, Adriano Fiucci and Glen Peck

Adriano Fiucci moved the adoption of the following motion:


That the Munson Township Zoning Commission recommends the approval of proposed amendment (2023-02) to the Munson Township Zoning Map as attached hereto.

Edward Hren seconded the motion and the roll being called, the vote of the Munson Township Zoning Commission was as follows:

| <u>Member</u>   | <u>Yes or No</u> |
|---|------------------|
| <br>Edward Hren    | Yes              |
| <br>Adriano Fiucci | Yes              |
| <br>Glen Peck      | Yes              |

Adopted the 10th day of January 2024

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this \_\_\_\_\_ day of January 2024.

\_\_\_\_\_  
Todd Ray, Township Fiscal Officer

# Zoning Commission

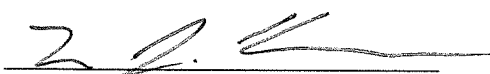
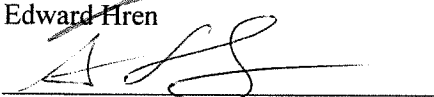

## Munson Township

Chardon, Ohio


SUBMISSION OF RECOMMENDATION  
OF TOWNSHIP ZONING COMMISSION  
ON PROPOSED AMENDMENT TO ZONING  
MAP TOGETHER WITH MOTION  
PERTAINING THERETO AND THE  
RECOMMENDATION OF THE COUNTY  
PLANNING COMMISSION TO THE BOARD  
OF TOWNSHIP TRUSTEES  
R. C. 519.12 (E)

The Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2023-02 to the Munson Township Zoning Map together with the attached motion pertaining thereto, and the attached recommendation of the Geauga County Planning Commission to the Munson Township Board of Township Trustees this 10th day of January 2024.

### Munson Township Zoning Commission

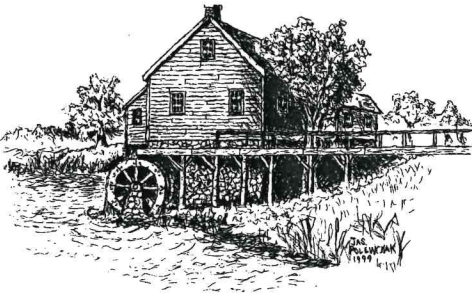
| <u>Member</u>   | <u>Yes or No</u> |
|---|------------------|
| <br>Edward Hren   | Yes              |
| <br>Adriano Ficuci | Yes              |
| <br>Glen Peck      | Yes              |

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this \_\_\_\_\_ day of January 2024.

\_\_\_\_\_  
Todd Ray, Township Fiscal Officer



# Munson Township

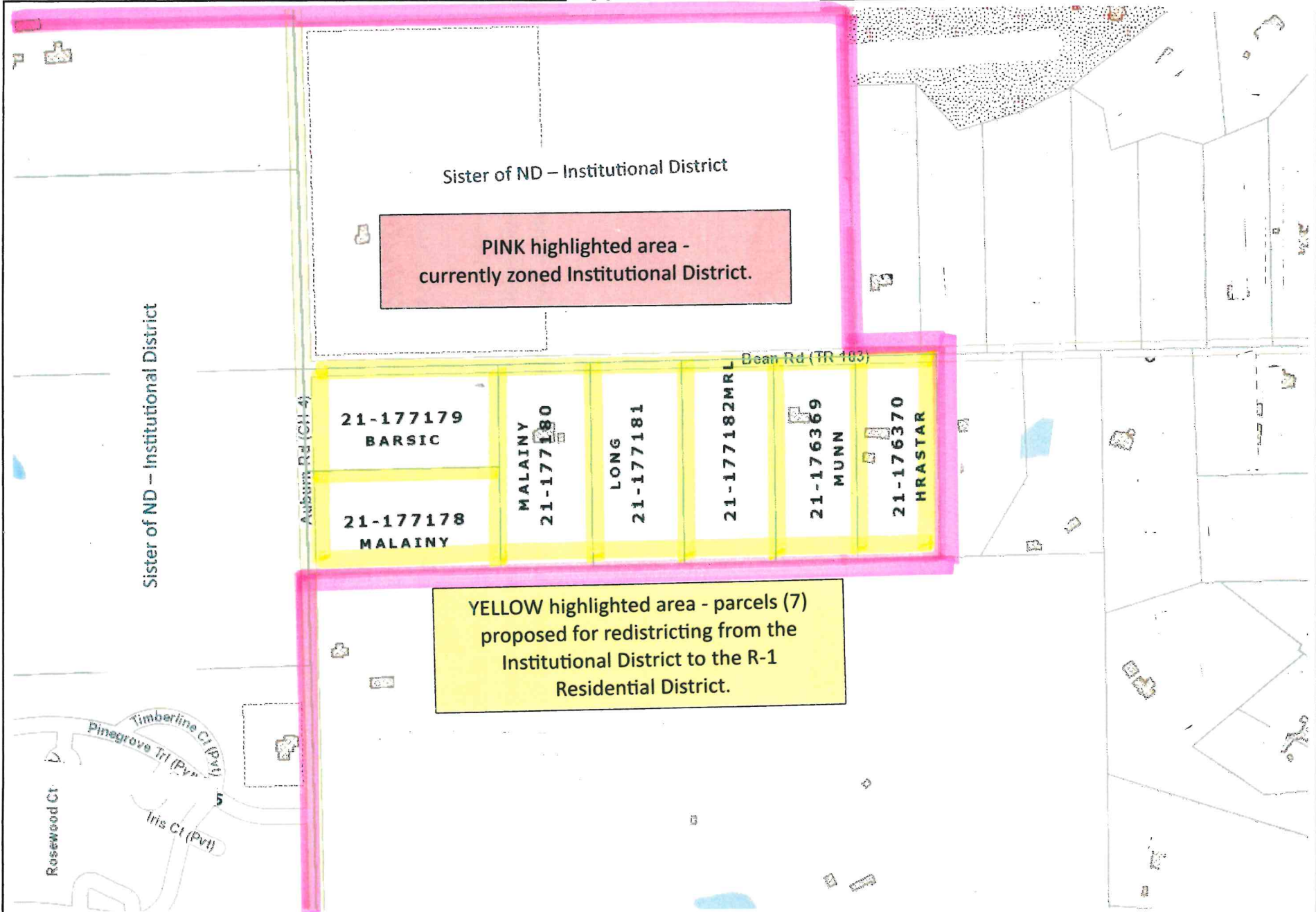
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## Supplemental Information 2023-02

The Munson Township zoning map has shown the highlighted area in yellow as being in the Institutional District since at least 1978. Since then, the owners of two of the parcels 21-176369 (1983) and 21-176370 (1992), along with the Zoning Inspectors, thought them to be located in the Residential District as evidenced by the Zoning Certificates they were issued.

Then in 2005 the Sisters of Notre Dame were granted a variance for the remaining five parcels to be buildable residential lots, when it would have made more sense to redistrict all of them to clean up the situation. The Zoning Inspector at that time appears to not have been aware of this option.





# EXHIBIT A

