

Munson Township

Zoning Commission Regular Meeting

Minutes of November 8, 2023

Nicholas Christie called the meeting to order at 6:01pm with Adriano Fiucci, Glen Peck and Edward Hren. Also present was Zoning Inspector Secretary Julie Johnston. The Pledge of Allegiance was said.

Nicholas Christie moved and Adriano Fiucci seconded to approve the minutes of July 12, 2023 as written. Motion carried, 4-0.

Zoning Inspector, James Herringshaw explained to the Board that in 1978, 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 it is used for Residential properties and follows Residential guidelines and setbacks. Variances were not apparently granted to two other parcels. The Board discussed the proposed map amendment.

Nicholas Christie moved and Glen Peck seconded the following motion: That an amendment to the Munson Township Zoning Map, identified as number 2023-02 consisting of two page, marked Exhibit A and attached hereto and incorporated herein as an amendment to the Munson Township Zoning Map be hereby initiated by the Munson Township Zoning Commission this 8th day of November 2023. Motion Carried 4-0

Nicholas Christie moved and Edward Hren or seconded that the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2023-02 to the Munson Township Zoning Map as attached hereto on the 13th day of December 2023 at 6pm at Town Hall. Motion Carried 4-0

Nicholas Christie moved and Adriano Fiucci seconded that the Munson Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment identified as number 2023-02 to the Munson Township Zoning Map with the attached map pertaining thereto to the Geauga County Planning Commission this 8th day of November 2023.

Points of Discussion:

As mentioned at the previous meetings, the Board is reviewing the Zoning Resolution. Each member was assigned an Article. Nicholas Christie was assigned Article 3 which the Board reviewed in its entirety. There were a few places where the language will be amended to read smoother and be more consistent throughout the Resolution.

Zoning Report


Jim Herringshaw said that he has had a little bit of everything. A mix of porches, decks, pools, etc. A Board member asked if anyone knew what was going on at the old Lochan vegetable stand area. We think it is now car sales. Mr. Herringshaw added that this is the main reason he put the article in the newsletter. Businesses are supposed to keep the Township informed of change of use. At times, a variance may be needed. Another member commented on the new barn being built on Bass Lake Road since the height seems to be excessive. The residents came in for a height variance and they are planning on using it for agriculture purposes but also have a zoning certificate for the structure.

The next meeting will be a public Hearing on Wednesday, December 13, 2023 at 6pm at Munson Town Hall.

Nicholas Christie moved and Glen Peck seconded to adjourn the meeting at 6:46pm. Motion carried, 4-0.



Nicholas Christie, Chair



Julie Johnston, Secretary

Zoning Commission

Munson Township

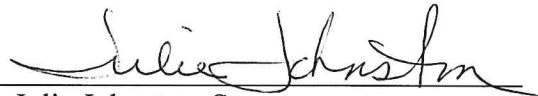
Chardon, Ohio

TRANSMISSION OF COPY OF MOTION
FOR PROPOSED AMENDMENT TO THE ZONING
MAP PERTAINING THERETO TO
COUNTY PLANNING COMMISSION
R. C. 519.12 (E)

The Munson Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment identified as number 2023-02 to the Munson Township Zoning Map with the attached map pertaining thereto to the Geauga County Planning Commission this 8th day of November 2023.

Munson Township Zoning Commission

Attested to by:



Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Geauga County Planning Commission this 13 day of November, 2023



Signature of Planning Commission Member or Employee

Zoning Commission

Munson Township


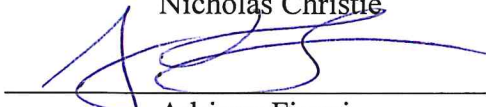


Chardon, Ohio

MOTION TO INITIATE AMENDMENT TO MUNSON TOWNSHIP ZONING MAP R. C. 519.12 (A)


Nicholas Christie moved the adoption of the following motion:

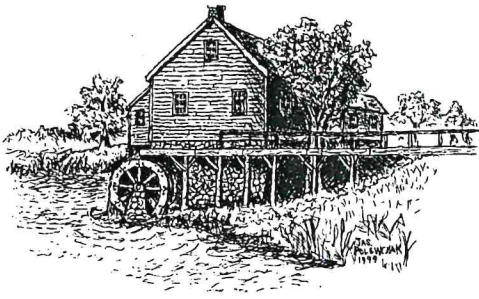
That an amendment to the Munson Township Zoning Map, identified as number 2023-02 consisting of two page, marked Exhibit A and attached hereto and incorporated herein as an amendment to the Munson Township Zoning Map be hereby initiated by the Munson Township Zoning Commission this 8th day of November 2023.

Glen Peck seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

<u>Member</u>	<u>Yes or No</u>
 Nicholas Christie	Yes
 Adriano Fiucci	Yes
 Edward Hren	Yes
 Glen Peck	Yes

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission
November 8, 2023
Date: November 8, 2023



Munson Township

"EXHIBIT A" Explanation 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.

Sister of ND – Institutional District

Sister of ND – Institutional District

21-177179
BARSIC
21-177178
MALAINY

MALAINY
21-177180

LONG
21-177181

21-177182MRL

21-176369
MUNN

21-176370
HRASTAR

Beath Rd (TR-103)

Recommend redistricting these 7 parcels from the Institutional District to the Residential District to correct or cleanup this situation created in 2005 or even earlier for the 2 parcels to the east.

Rosewood Ct

Timberline Ct (Pvt)
Pinegrove Tr (Pvt)
Hills Ct (Pvt)



Geauga REALink



Charles E. Walder, Geauga County Auditor
Joe Catell, Geauga County Engineer PE, PS



1 Inch = 380.04 Feet | Scale: 4,560

This tax map was prepared by Geauga County GIS in accordance with Section 6713.09 of the O.R.C. Geauga County digital data is a representation of recorder plats, surveys, deeds, and other collected information for use within the Geographic Information System for purposes of public access and analysis. It is not intended to be used for legal purposes, and Geauga County assumes no legal liability for the information. www.auditor.co.geauga.oh.us

November 1, 2023

Zoning Commission

Munson Township

Chardon, Ohio

MOTION TO SET DATE FOR PUBLIC HEARING ON PROPOSED AMENDMENT TO TOWNSHIP ZONING MAP R. C. 519.12 (A)



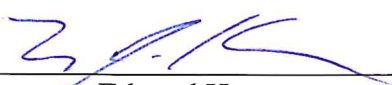

The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 8th day of November 2023 at 6:00 p.m. with the following members present:

Nicholas Christie, Adriano Fiucci, Edward Hren and Glen Peck

Nicholas Christie moved the adoption of the following motion:

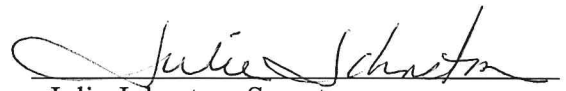
That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2023-02 to the Munson Township Zoning Map as attached hereto on the 13th day of December 2023 at 6pm at Town Hall.

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>
 Nicholas Christie	Yes
 Adriano Fiucci	Yes
 Edward Hren	Yes
 Glen Peck	Yes

Adopted the 8th day of November 2023

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

Zoning Commission

Munson Township

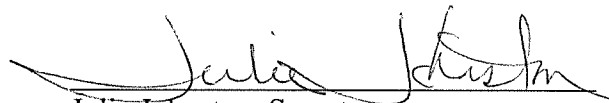
Chardon, Ohio

NOTICE OF PUBLIC HEARING
ON A MOTION
PROPOSING TO AMEND
THE MUNSON TOWNSHIP ZONING MAP
R. C. 519.12 (D)

Notice is hereby given that the Munson Township Zoning Commission will conduct a public hearing on a motion which is an amendment, identified as number 2023-02 to the Munson Township Zoning Map at the Munson Town Hall, 12210 Auburn Road at 6p.m. on Wednesday, December 13, 2023.

The motion proposing to amend the zoning map will be available for examination at Munson Town Hall, 12210 Auburn Road from 9 o'clock a.m. to 3 o'clock p.m. from November 23, 2023 through December 13, 2023.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.



Julie Johnston, Secretary
Munson Township Zoning Commission

Geauga County Maple Leaf
November 23, 2023

After the Geauga County Planning Commission Director, Linda Crombie, reviewed the proposed amendment, she explained that there does not appear to be a clear explanation. This amendment will be re-initiated at the December meeting.