

Munson Township

Zoning Commission Meeting

Minutes of March 19, 2019

Vice Chair Kurtis Taylor called the meeting to order at 7:03pm with and Dennis Medica and Adriano Fiucci present. Lenore Pikus was absent. Also present were Zoning Inspector James Herringshaw and Secretary Julie Johnston. The Pledge of Allegiance was said.

Kurtis Taylor moved and Dennis Medica seconded to approve the minutes of February 5, 2019 as written. Motion carried, 3-0.

Dennis Medica moved the adoption of the following motion: That an amendment to the Munson Township Zoning Resolution, identified as number 2019-01 consisting of 2 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 19th day of March, 2019. Adriano Fiucci seconded said motion. Motion carried, 3-0.

Adriano Fiucci moved the adoption of the following motion: That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2019-01 to the Munson Township Zoning Resolution as attached hereto on the 9th day of April, 2019 at 7pm at the Munson Township Hall, 12210 Auburn Road, Munson Township. Kurtis Taylor seconded the motion. Motion carried, 3-0.

Kurtis Taylor moves that the Munson Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment identified as number 2019-01 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 19th day of March 2019. Dennis Medica seconded this motion. Motion carried, 3-0.

Zoning Inspector Report

Zoning Inspector Jim Herringshaw has observed the number of signs being displayed throughout the Township is less than in past years. Maybe the second letter we send out to businesses is helping. Mr. Herringshaw has been getting quotes for the trails at Scenic River Retreat. A piece of commercial property located in the historical District has sold. We are anxious to see what the new owner plan to do with the parcel. The phones have been busy with new home building and general zoning questions.

Mr. Herringshaw also mentioned that another possible future amendment to the Zoning Resolution should be considered. Page 2-10, setback line b. and c., the word "principal" should be deleted.

Other Business

Trustee Andy Bushman wanted the Board to review the new 208 Water Plan that would tap into the Chardon City plant. The new location is at Auburn and Thwing Roads.

The neighbors of Bethlehem Light display attended the meeting. They are curious to know why the Township has not answered the records request that was sent in late 2018 by their attorney. Mr. Herringshaw told them that it is out of our hands and with the Geauga County Prosecutors office and the Assistant Prosecuting Attorney; Susan Wieland will be sending a response to their attorney soon.

The above documents in their entirety are attached as part of the minutes.

The next scheduled meeting is Tuesday, April 9, 2019 at 7pm.

The meeting was adjourned at 7:41pm



Adriano Fiucci, Chair



Julie Johnston, Secretary

Zoning Commission

Munson Township

Chardon, Ohio

TRANSMISSION OF COPY OF MOTION FOR PROPOSED
AMENDMENT TO ZONING RESOLUTION
TOGETHER WITH TEXT
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 2019-01 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 19th day of March 2019.

Munson Township Zoning Commission

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Geauga County Planning Commission this 20 day of March, 2019


Signature of Planning Commission Member or Employee

Zoning Commission

Munson Township

Chardon, Ohio

MOTION TO INITIATE AMENDMENT

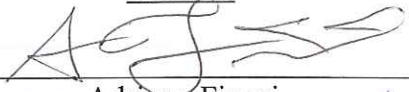

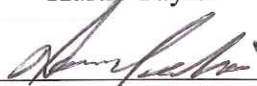
TO MUNSON TOWNSHIP ZONING RESOLUTION

R. C. 519.12 (A)


Dennis Medica moved the adoption of the following motion:

That an amendment to the Munson Township Zoning Resolution, identified as number 2019-01 consisting of 2 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 19th day of March, 2019.

Adriano Fiucci 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>
 Adriano Fiucci	Yes
 Kurtis Taylor	Yes
 Dennis Medica	Yes

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission
Date March 19, 2019

Zoning Commission

Munson Township

Chardon, Ohio

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


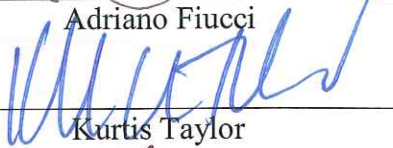
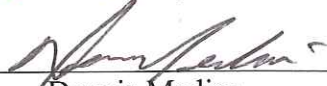
The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 19th day of March, 2019 at 7:00 p.m. with the following members present:

Adriano Fiucci, Kurtis Taylor, Dennis Medica

Adriano Fiucci moved the adoption of the following motion:

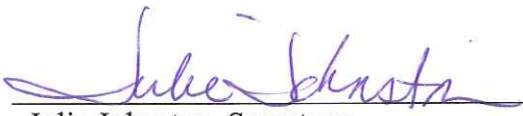
That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2019-01 to the Munson Township Zoning Resolution as attached hereto on the 9th day of April, 2019 at 7pm at the Munson Township Hall, 12210 Auburn Road, Munson Township.

Kurtis Taylor 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>
 Adriano Fiucci	Yes
 Kurtis Taylor	Yes
 Dennis Medica	Yes

Adopted the 19th day of March, 2019

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 RESOLUTION
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 2019-01 to the Munson Township Zoning Resolution at the Munson Town Hall, 12210 Auburn Road at 7p.m. on Tuesday, April 9, 2019.

The motion proposing to amend the zoning resolution will be available for examination at the Munson Town Hall, 12210 Auburn Road from 9 o'clock a.m. to 3 o'clock p.m. from March 20, 2019 through April 9, 2019.

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

Publish: Geauga County Maple Leaf
March 20, 2019

**NOTICE OF PUBLIC HEARING
ON A MOTION
PROPOSING TO AMEND
THE MUNSON TOWNSHIP
ZONING RESOLUTION
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 2019-01 to the Munson Township Zoning Resolution at the Munson Town Hall, 12210 Auburn Road at 7:00 p.m. on Tuesday, April 9, 2019.

The motion proposing to amend the zoning resolution will be available for examination at the Munson Town Hall, 12210 Auburn Road from 9:00 a.m. to 3:00 p.m. from March 20, 2019 through April 9, 2019.

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

Julie Johnston, Secretary

Mar28, 2019

SECTION 519 TEMPORARY USES

The following regulations are necessary to govern the operation of certain uses which are non-permanent in nature. Application for a Temporary Zoning Certificate shall be made to the Zoning Inspector containing a graphic **comprehensive and detailed plan, submitted when application is made, which includes a** description of the proposed use, and sufficient information to determine yard requirements, setbacks, sanitary facilities, and parking space for the proposed temporary use. The following uses are deemed to be temporary uses and shall be subject to the specific regulations and time limits which follow and to the regulations of any district in which such use is located:

519.1 *Carnivals, Circuses, Tent Meetings, Bazaars, Festivals, Art Shows, or Other Similar Public Events*

The above referenced activities may be permitted within any non-residential district and upon Place of Worship, school or ~~other similar~~ **conditional use** sites within any residential district. ~~No certificate shall be issued unless the written consent of fifty-one percent (51%) of the owners of all residentially used property within four hundred (400) feet of the temporary use site is first filed with the Zoning Inspector at least forty-eight (48) hours prior to commencement of the event. Such uses shall only be permitted on lots where adequate off-road parking can be provided and shall not be permitted for a period longer than 15 (fifteen) days. No temporary zoning certificate shall be issued for a period longer than thirty (30) days.~~

519.5 *Garage Sales, Yard Sales, Barn Sales, Tent Sales and Similar Activities*

Garage sales, which for purposes of this section shall include yard sales, barn sales, tent sales and similar activities, may be permitted within any district. Any individual, family and community organizations may conduct such sales for no more than five (5) consecutive days. No zoning Certificate is required.

SECTION 516 STORAGE OF CONSTRUCTION EQUIPMENT AND OTHER LARGE VEHICLES

516.2 *Other Vehicles*

- a. Outdoor storage or parking of **recreational or similar vehicles** ~~any vehicle having a gross vehicle weight rating greater than ten thousand (10,000) pounds or an overall vehicle length greater than twenty-one (21) feet shall not be permitted within any Residential District, ex~~including vehicles making temporary service or delivery calls, and a maximum of one (1) boat and one (1) recreational vehicle. Any such boat or recreational vehicle shall not be used for habitation purposes, shall have a current license, may not be

parked ~~or stored in front of the principal building on any lot within the front yard,~~ and shall not be located closer than twenty (20) feet from any lot line.

- b. The parking or storage of commercial tractors as defined in O.R.C. Section 4501.01 (D), semitrailers as defined in O.R.C. Section 4501.01 (P), or any vehicle having a gross vehicle weight (gvw) of twenty-five thousand (25,000) pounds or more, other than for the purpose of making temporary delivery or service calls, shall be prohibited outside of a fully enclosed building in any residential zoning district. In all other nonresidential zoning districts, such commercial tractors, semitrailers, or vehicles with a gvw of twenty-five thousand (25,000) pounds or more shall not be parked or stored in front of the principal building on a lot unless they are within a driveway, parking or loading/unloading area pursuant to Section 521 and shall be setback from all lot lines in accordance with the regulations for the zoning district in which they are located.

SECTION 526 FREESTANDING SOLAR ENERGY PANELS AND ARRAYS

- 526.1 g. All freestanding Solar Energy Panels and/or Arrays shall be able to withstand wind velocities of no less than one-hundred ~~fifteen (115) thirty (130)~~ MPH or more.

SECTION 527 ROOF AND WALL INSTALLED SOLAR PANELS

- 527.1 All Roof or Wall Installed Solar Panels shall require a Zoning Certificate prior to installation. Within thirty (30) days after installation the owner shall provide the Zoning Inspector with a certified letter from a qualified person or entity that reflects that the system has been installed in compliance with Section ~~526~~ 527 and according to manufacturer specifications and County Building Department inspection and approval.