

Munson Township

Zoning Commission Special Meeting

Minutes of March 12, 2025

Nicholas Christie called the meeting to order at 6:03 pm with Glen Peck, Adriano Fiucci, Debbie Roche and alternate Kurt Hoffmann present. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. Kurtis Taylor was absent. The Pledge of Allegiance was said.

Nicholas Christie moved and Kurtis Taylor seconded to approve the minutes of January 8, 2025 as written. Passed Unanimously. Motion carried, 3-0. Nicholas Christie moved and Debbie Roche seconded to approve the minutes of February 12, 2025 as written. Passed unanimously. Motion carried, 2-0.

Points of Discussion

The YMCA called James since they are looking to replace their small signs with larger ones. Depending on the size of the signs it may require a variance. They are also looking to add pickleball courts to their grounds. In 2005, the YMCA got a height variance on the building. Mr. Herringshaw brought up 1201.2 in the Zoning Resolution, Affidavit of Fact Deed Addendum, that accommodates residents with small parcels. He wanted to ask the Board their thoughts on the YMCA being able to use this option since there are 2 parcels. Nicholas Christie said it would be cleaner to consolidate the parcels now. The Board would like to think it over and discuss it in the future.

Zoning Inspector Report


The zoning office has been busier this month with 2 variances to be heard at the next Board of Zoning Appeals meeting. There are 4 zoning certificates on the table for new homes and swimming pools. The phones are busy with residents' questions on accessory buildings. There have also been additional agricultural exemptions this month.

Land Use Plan Update

Trustee Nate McDonald attended the meeting to share some information from the Trustees special meeting last evening. The overall mission is to update the Land Use Plan (previous update 2003). This will be a completely new print even though some of the information will remain the same, soil types, etc. The Trustees are estimating the update to take approximately 18 months to complete. If any Zoning Commission member is interested in joining the committee, they are welcome to send a letter of interest to the office. The Trustees hope to have a committee constructed by the end of May with the first meeting being held in mid-June. The Community Day Picnic will be a great way to kick-off a survey. A consultant will be hired, and the committee will drive the questions which will be vetted by the Geauga County Prosecutors office. In the past, a survey was mailed to residents, and many doors were knocked on. The last time the Land Use Plan was updated, Munson Township had a good return rate on the survey.

The Board decided to skip the April meeting. The next meeting will be held on Wednesday, May 14, 2025 at 6pm at Munson Town Hall.

Nicholas Christie moved and Glen Peck seconded to adjourn the meeting at 6:53pm. Passed Unanimously. Motion carried, 4-0.


Kurtis Taylor, Chair
Julie Johnston, Secretary