

Munson Township
Zoning Commission Meeting
Minutes of July 18, 2018

Chair Adriano Fiucci called the meeting to order at 7:00pm with Sandy Schultz and Kurtis Taylor present. Also present were Zoning Inspector James Herringshaw and Office Manager Paula Friebertshauser (taking the minutes in Secretary Julie Johnston's absence). Lenore Pikus and Dennis Medica were absent. The Pledge of Allegiance was said.

Kurtis Taylor moved and Sandy Schultz seconded to approve the minutes of June 13, 2018 as written. Motion carried, 2-0.

Zoning Inspector Report

Zoning Inspector Jim Herringshaw explained that all the variances from the June BZA hearing had passed. They included two for an accessory building and addition; two for the Brown Barn which was a property split for the white building; two variances and a Conditional Use for Best Sand to expand their mining operations on the east side of Route 44; and a scoreboard for Notre Dame's football field.

He mentioned he met with the party interested in a property on Bass Lake Road to be used for agritourism. The proposed use would include a bed and breakfast, petting zoo, lake rides, and a barn to be used for events. Legal counsel, Susan Wieland, is looking carefully into this before providing her opinion.

Mr. Herringshaw also mentioned he has spoken with a representative from the Croatian Center on Mulberry Road. They would like to open a restaurant and have several proposed phases; one for assisted living, and another for an indoor/outdoor soccer field. They would more than likely need both use and area variances.

Mr. Herringshaw commented he is still routinely pursuing cleaning up the township of non-permitted signage. When asked, he explained the process via violation letters.

Other Business

Members discussed the proposed additional amendment language that had been presented to Mr. Dietrich and Ms. Wieland for an informal review. Mr. Herringshaw explained it came about when a man who lives in the Flood Prone district came in and had to go to the BZA for a shed. In discussing the issue with Mr. Dietrich, he felt that if the initial primary structure was approved in a Flood Prone district, everything else should be permitted. Members reviewed proposed amendment 2018-01.

Adriano Fiucci moved that an amendment to the Munson Township Zoning Resolution, identified as number 2018-01 consisting of 3 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 18th day of July, 2018. Sandy Schultz seconded the motion. Upon the roll call, all members voted yes, 3-0. Motion carried.

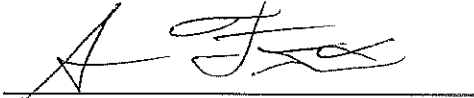
Adriano Fiucci moved that the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2018-01 to the Munson Township Zoning Resolution as attached hereto on the 22nd day of August, 2018 at 7pm at the Munson Township Hall, 12210 Auburn Road, Munson Township. Sandy Schultz seconded the motion. Upon the roll call, all members voted yes, 3-0. Motion carried.

Adriano Fiucci moved to transmit a copy of the motion for a proposed amendment identified as number 2018-01 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 18th day of July 2018. Sandy Schulz seconded the motion. Upon the roll call, all members voted yes, 3-0. Motion carried

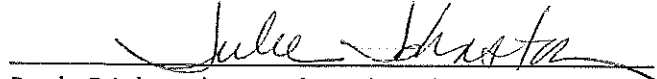
The above documents in their entirety are attached as part of the minutes.

The next scheduled meeting is Wednesday, August 22, 2018 at 7pm.

The meeting was adjourned at 7:50pm



Adriano Fiucci, Chair



Paula Friebertshauser for Julie Johnston, Secretary

Zoning Commission

Munson Township

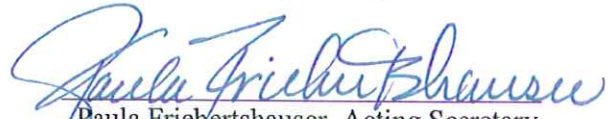
Chardon, Ohio

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 2018-01 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 18th day of July 2018.

Munson Township Zoning Commission

Attested to by:


Paula Friebertshauer, Acting Secretary
Munson Township Zoning Commission

Received by Geauga County Planning Commission this 19th day of July, 2018

David C. Dietrich, Planning Director
Signature of Planning Commission Member or Employee

David C. Dietrich

RECEIVED

JUL 19 2018

Geauga County Planning Commission

RECEIVED

JUL 19 2018

Geauga County Planning Commission

Zoning Commission

Munson Township

Chardon, Ohio

MOTION TO INITIATE AMENDMENT

TO MUNSON TOWNSHIP ZONING RESOLUTION

R. C. 519.12 (A)

Adriano Fiucci moved the adoption of the following motion:

That an amendment to the Munson Township Zoning Resolution, identified as number 2018-01 consisting of 3 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 18th day of July, 2018.

Sandy Schultz 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>
 Kurtis Taylor	Yes
 Sandy Schultz	Yes
 Adriano Fiucci	Yes

Attested to by:


Paula Friebertshauser, Acting Secretary
Munson Township Zoning Commission


Date

EXHIBIT A

SECTION 202

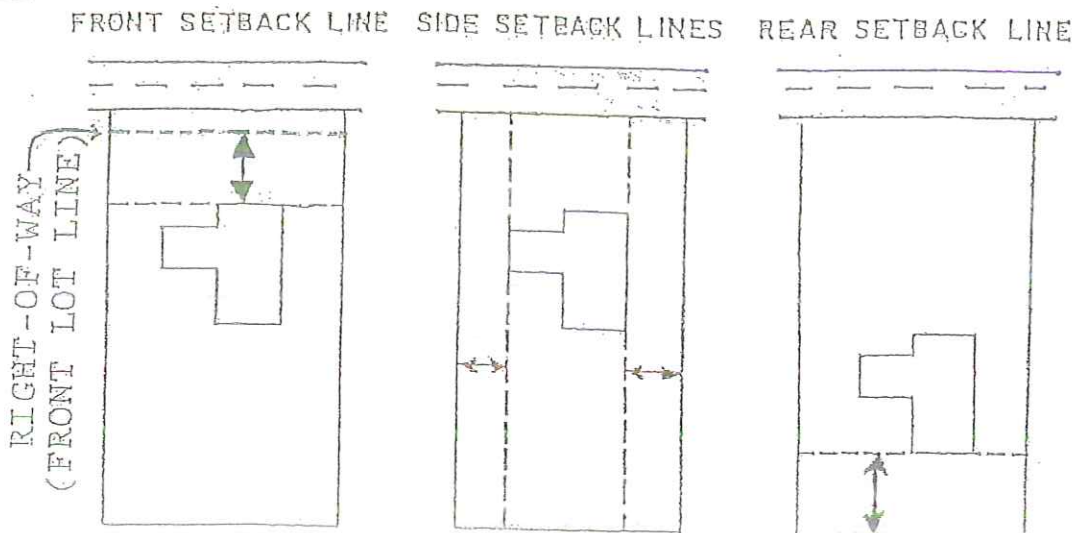
DEFINITIONS

Principal Building – A building within which the main or primary permitted use is conducted on a lot.

Yard

- a. Front Yard - The open space lying between the front lot line and the building line of the principal building nearest thereto. In the case of a corner lot, the front lot line shall be determined by the location of the principal building at the time of initial application for a zoning certificate. If a corner lot is vacant the front lot line shall be determined by the chart in Section 411.
- b. Side Yard - The open space lying between the side lot line and the building line of the principal building nearest thereto.
- c. Rear Yard - The open space lying between the rear lot line and the building line of the principal building nearest thereto.

Setback Line



Sign

- m. Roof Sign - Any sign erected upon the roof of a building, all surfaces of which are located above the roof surface.

SECTION 405

FLOOD-PRONE DISTRICT (FP)

INTENT AND PURPOSE

The intent of the FP District is to recognize the existence of areas constituting flood plains, the hazards building and other development in such areas pose to the health, safety and general welfare of the community, and the consequent need for special control over such building and development. Such controls and dwelling density are consistent with the Munson Township Land

Use Plan and the associated Munson Township Soil Map. Unless noted otherwise, all buildings, structures and uses in a Flood-Prone District are subject to approval by the Board of Zoning Appeals in accordance with Section 806.

405.2

Conditional Uses, Principal Buildings and Structures: Conditional Use Zoning Certificate Approval Per Section 806 Required

- a. One single-family dwelling per lot in accordance with Section 806.
- b. Forests and wildlife preserves
- c. Places of Worship as regulated in Article 5.
- d. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.

405.3

Permitted Accessory Uses, Buildings and Structures: Conditional Use Zoning Certificate Approval Per Section 806 Not Required

- a. Accessory structures necessary for domestic activities and storage, which does not include any business activity.
- b. Home occupation as regulated in Article 5.
- c. Temporary uses incidental to construction work as regulated in Article 5.
- d. Accessory signs as regulated in Article 10.
- e. Private garage
- f. Storage of Recreational Vehicles as regulated in Article 5.
- g. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

507.4

Places of Worship

Signs as regulated in Article 10.

509.5

Fences, Gates, and Walls

Shall be in conformity with the following provisions:

- d. No part of any fence or wall shall extend beyond the boundary lines of the property being enclosed.

516.2

Other Vehicles

Outdoor storage or parking of 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, excluding 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 habitational purposes, shall have a current license, may not be parked within the front yard, and shall not be located closer than twenty (20) feet from any lot line.

801.2

Conditional Use Standards

- n. A conditional zoning certificate for any of the uses provided herein shall be valid for a period not to exceed five years from the date of issuance, except for single family dwellings and Places of Worship within the Flood Prone District.
- p. Signs as regulated in Article 10.

804.6 Mineral extraction operations may not be conducted:

SECTION 806

FLOOD-PRONE DISTRICT PRINCIPAL BUILDINGS STRUCTURES

806.1 No principal building will be built on the flood-prone portion of a lot located in a flood-prone district unless prior conditional use approval is obtained from the Board of Zoning Appeals.

EXHIBIT A

SECTION 202

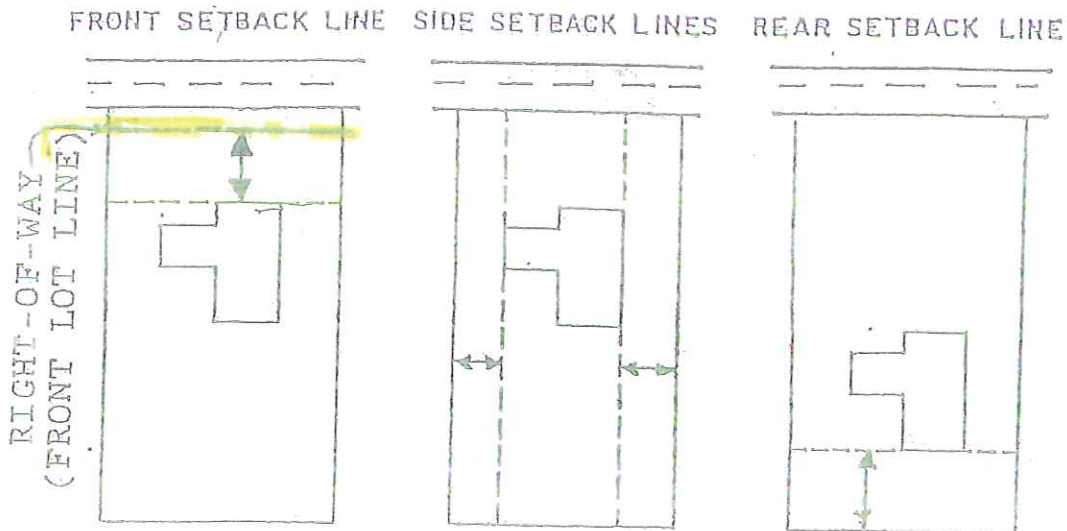
DEFINITIONS

Principal Building – A building within which the main or primary permitted use is conducted on a lot.

Yard

- a. Front Yard - The open space lying between the front lot line and the building line of the principal building nearest thereto. In the case of a corner lot, the front lot line shall be designated by the owner determined by the location of the principal building at the time of initial application for a zoning certificate. If a corner lot is vacant the front lot line shall be determined by the chart in Section 411.
- b. Side Yard - The open space lying between the side lot line and the building line of the primary principal building nearest thereto.
- c. Rear Yard - The open space lying between the rear lot line and the building line of the primary principal building nearest thereto.

Setback Line



Sign

- m. Roof Sign - Any sign erected upon the roof of a building, all surfaces of which are located above the roof surface, and do not project beyond any exterior wall of the building on which it is located.

SECTION 405

FLOOD-PRONE DISTRICT (FP)

INTENT AND PURPOSE

The intent of the FP District is to recognize the existence of areas constituting flood plains, the hazards building and other development in such areas pose to the health, and safety and general

welfare of the community, and the consequent need for special control over such building and development. Such controls and dwelling density are consistent with the Munson Township Land Use Plan and the associated Munson Township Soil Map. Notwithstanding anything contained in this section Unless noted otherwise, all buildings, structures and uses in a Flood-Prone District are subject to approval by the Board of Zoning Appeals in accordance with Section 806.

405.2 **Conditional Uses, Principal Buildings and Structures: Conditional Use Zoning Certificate Approval Per Section 806 Required**

- a. One single-family dwelling per lot in accordance with Section 806.
- b. Forests and wildlife preserves
- c. Places of Worship as regulated in Article 5.
- d. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.

405.3 **Permitted Accessory Uses, Buildings and Structures: Conditional Use Zoning Certificate Approval Per Section 806 Not Required**

- a. Accessory structures are permitted in a Flood-Prone District in accordance with Section 806 necessary for domestic activities and storage, which does not include any business activity.
- b. Home occupation as regulated in Article 5.
- c. Temporary uses incidental to construction work as regulated in Article 5.
- d. Accessory signs as regulated in Article 10.
- e. Private garage
- f. Storage of Recreational Vehicles as regulated in Article 5.
- g. Private swimming pools and game courts for the use of occupants and their guests as regulated in Article 5.
- h. Storage of Commercial Vehicles in an accessory structure.

507.4 **Places of Worship**

Signs as regulated in Article 10.

509.5 **Fences, Gates, and Walls**

Shall be in conformity with the following provisions:

- d. No part of any fence or wall shall extend beyond the boundary lines of the property being enclosed.

516.2 **Other Vehicles**

The Outdoor storage or parking of 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, excluding 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 habitational purposes, shall have a current license, may

not be parked within the front yard, and shall not be located closer than twenty (20) feet from any lot line.

801.2 *Conditional Use Standards*

n. A conditional zoning certificate for any of the uses provided herein shall be valid for a period not to exceed five years from the date of issuance, except for single family dwellings and **Places of Worship** accessory buildings and structures ~~thereof~~, within the Flood Prone District.

p. **Signs as regulated in Article 10.**

804.6 Mineral extraction operations may **not** be conducted:

SECTION 806 FLOOD-PRONE DISTRICT **PRINCIPAL BUILDINGS STRUCTURES**

806.1 No **principal building** ~~structure~~ will be built on the flood-prone portion of a lot located in a flood-prone district unless prior **conditional use** approval is obtained from the Board of Zoning Appeals.

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 18th day of July, 2018 at 7:00 p.m. with the following members present:

Kurtis Taylor, Sandy Schultz, Adriano Fiucci

Adriano Fiucci moved the adoption of the following motion:

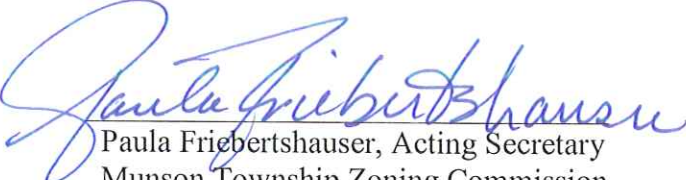
That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2018-01 to the Munson Township Zoning Resolution as attached hereto on the 22nd day of August, 2018 at 7pm at the Munson Township Hall, 12210 Auburn Road, Munson Township.

Sandy Schultz 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>
 Kurtis Taylor	Yes
 Sandy Schultz	Yes
 Adriano Fiucci	Yes

Adopted the 18th day of July, 2018

Attested to by:


Paula Friebertshauer, Acting Secretary
Munson Township Zoning Commission

Zoning Commission

Munson Township

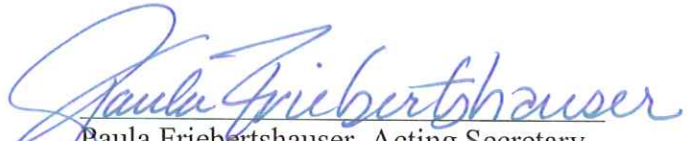
Chardon, Ohio

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 2018-01 to the Munson Township Zoning Resolution at the Munson Town Hall, 12210 Auburn Road at 7p.m. on Wednesday, August 22, 2018.

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 August 2, 2018 through August 22, 2018.

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


Paula Friebertshauser, Acting Secretary
Munson Township Zoning Commission

Publish: Geauga County Maple Leaf
August 2, 2018

