

Munson Township

Zoning Commission Meeting

Minutes of September 17, 2012

Chairman Jim Tekavec called the meeting to order at 7:00pm with Ron Atkinson, Heather Crawford, Lenore Pikus, and Dennis Medica present. Also present was Zoning Inspector Tim Kearns and Secretary Paula Friebertshauser.

Lenore Pikus moved and Heather Crawford seconded to approve the minutes of August 20, 2012 as written. With a unanimous vote, motion carried.

CORRESPONDENCE – Land Use and Zoning Law Litigation Seminar flyer, Zoning Bulletin Issues – 7/25/2012, 8/10/2012, and 8/25/2012.

Mr. Tekavec and Mr. Medica expressed interest in attending the Land Use and Zoning Law Litigation Seminar on December 3rd in Cleveland; and requested that the Trustees encumber funds (\$708). Mr. Medica needed to check his schedule and would confirm within the next few days.

Mr. Tekavec asked if the Board had any questions regarding the prosecutor's response to his questions about in-law suites. Mr. Atkinson felt the response warrants more explanation. After some discussion, Mr. Tekavec agreed to put together a cover letter to Mr. Smerigan of Oxbow Engineering with a copy of his initial email and the prosecutor's response.

2012 OBJECTIVES

Fences – Mr. Atkinson read the current definition for fence and felt that a split rail fence does not relate to the definition. There was some discussion as to whether the fence is considered a structure. Mr. Tekavec felt that split rail fences are a reality in this township and there needs to be something that says residents can have them. Members discussed the height of fences. Mr. Atkinson commented that this issue goes back to the need for an architectural review board. Members agreed that the fence issue needs to be clarified and referred to the model's definition and language. Secretary Friebertshauser offered to put together a draft for the next meeting.

Child Care – Mr. Tekavec read from the O.R.C. and commented that this is a complicated issue. Mr. Kearns felt it was a good time to bring up the subject of group homes because he was told there was one on Wilson Mills. The Resolution indicates that the township should be notified, but Mr. Kearns has no idea unless someone issues a complaint. The Board looked at Section 524 and asked Mr. Kearns to research the regulations.

Zoning Priorities - Mr. Tekavec asked the members if they had anything to put on the zoning priorities list. Mr. Atkinson brought up the fact that churches and fire stations are allowed in any district. He felt they should perhaps be converted to conditional uses. The second item discussed was taking a look at the current zoning fees and reviewing them as to their relevancy to the zoning resolution.

ZONING INSPECTOR'S REPORT

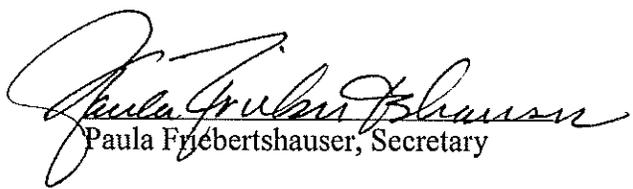
Mr. Kearns distributed the August Zoning Certificate Listing. He informed the Board that the township will be going for a variance for Western Reserve Land Conservancy to place a sign at Scenic River Retreat. He pointed out that the language in Section 1004.10 of the Resolution was proposed to be deleted, but is the basis for the variance. Members decided to keep the language with the exception of the last phrase. Mr. Kearns passed out language from Auburn that indicates government is exempt from zoning. Mr. Atkinson concurred.

The next meeting will be Monday, October 29, 2012.

Mr. Tekavec moved and Ms. Pikus seconded to adjourn the meeting at 8:58pm.



James Tekavec, Chair



Paula Friebertshauser, Secretary