

**Munson Township**  
**Zoning Commission Public Hearing followed by Regular Business**  
**Minutes of March 13, 2024**

Kurtis Taylor called the Public Hearing to order at 6:04pm with Ed Hren and Glen Peck present. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. Nicholas Christie and Adriano Fiucci were absent. The Pledge of Allegiance was said.

Ed Hren moved and Glen Peck seconded to nominate Kurtis Taylor as Pro-Tem Chairman for this meeting. Motion carried, 3-0.

Edward Hren moved and Glen Peck seconded to approve the minutes of January 10, 2024 as written. Motion carried, 2-0.

Organizational

Glen Peck moved and Edward Hren seconded to leave the chairman, Nicholas Christie and vice chairman, Kurtis Taylor status quo for 2024. Motion carried, 3-0.

Zoning Inspector Jim Herringshaw told the Board that there are two (2) lots in the middle of the Medical District that have been mistaken by the zoning inspector in the late 90's as being Residential. He recommends we grandfather them in rather than redistricting. The lots are located at the end of Nantucket Drive. A third house was built prior to zoning. It was grandfathered in and not part of the sub-division. Our legends on the zoning map should correlate with the Zoning Resolution. Both the Zoning Resolution language and the map will be updated later.

Ed Hren commented on Section 401.1 and asked when and why the boundaries are listed in the Zoning Resolution. Jim Herringshaw will investigate its beginnings. There are many inconsistencies in the Flood Prone District in terms of language. Section 516.2 Other Vehicles, many residents have motor homes or boats on trailers parked in front of their homes. The Zoning Inspector only contacts the resident if a complaint comes in. The word "Boat" should be added to the definitions in the Zoning Resolution and include jet skis. As far as noise, the Township does not have any restrictions in the Zoning Resolution that can effectively be enforced. The Sherrif Department is typically called (Ohio Revised Code 505.172 for noise control).

Zoning Report


Mr. Herringshaw mentioned that there are two (2) cases for the Board of Zoning Appeals so far in April. One is for a garage in front of the home and the other is a home being built too close to the lot line. So far this year there have been three (3) zoning certificates for new homes and many others for various purposes currently in the works.

Points of Discussion:

As mentioned at the previous meetings, the Board is reviewing the Zoning Resolution. Each member was assigned an Article. Edward Hren was assigned Article 4 and Kurtis Taylor Article 5 which the Board will review at the next meeting.

Edward Hren moved and Kurtis Taylor seconded to reschedule the April 10<sup>th</sup> meeting to a special meeting on Wednesday, April 24, 2024 at 6pm at Munson Town Hall. Motion carried, 3-0.

Kurtis Taylor moved and Edward Hren seconded to adjourn the meeting at 7:01pm. Motion carried, 3-0.

  
Kurtis Taylor, Pro-Tem Chair

  
Julie Johnston, Secretary