

# Munson Township

## Zoning Commission Meeting

Minutes of May 16, 2011

Chairman Ron Atkinson called the meeting to order at 7:00pm. In attendance were: Lenore Pikus, Jim Tekavec, Dennis Wynne, and Zoning Inspector Tim Kearns. Dennis Medica was absent.

Dennis Wynne moved and Lenore Pikus seconded to approve the minutes of April 18, 2011 as written. Motion carried.

CORRESPONDENCE –Zoning Bulletin Issue 4/10/11; NE Ohio Planning & Zoning Workshop flyer.

Members discussed and filled out the zoning workshop forms and asked that the Trustees encumber funds.

Mr. Atkinson discussed an article on fracking from the Sunday Plain Dealer.

### 2011 OBJECTIVES

Injection Wells and Land Use Plan were struck from the list.

Wind Energy Systems – Mr. Kearns explained that a resident had come in to discuss erecting a windmill on Boulder Glen, and is waiting on a grant. Mr. Kearns read the resident the draft language. The concern was the fall zone. The resident has 13 acres.

Mr. Atkinson commented that if someone applied for a zoning certificate right now it would be denied because it's not a permitted use under Conditional Uses. The majority of the members agreed to be proactive and review the language and forward to the Planning Commission for informal review. Mr. Atkinson offered that it would be easier if we knew these were going to happen. It was his opinion that residents would see this as encouragement which is what has happened in Auburn.

Mr. Wynne had two questions for legal counsel – if not a permitted use, can the BZA impose conditions? And, if the language is put in the Resolution, can the BZA reduce the conditions stated in the Resolution. He suggested tabling the issue until responses are received from counsel and there are five members present. Mr. Atkinson commented that we need Ms. Schlag to support decommissioning.

Members once again reviewed the wind tower language, comparing it with the model and considering comments from the Planning Commission and Ms. Schlag. It was agreed to send the draft for another informal review with the changes.

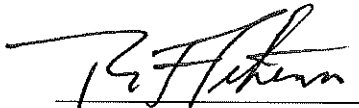
Home Occupation – Mr. Atkinson shared a list of permitted occupations which Ms. Schlag suggested would be easier to defend. The consensus of the Board is to leave the language as is.

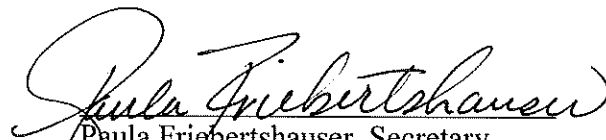
Solar – Members reviewed and agreed to send the draft to the Planning Commission and Ms. Schlag for an informal review.

Zoning Inspector, Tim Kearns distributed the April Zoning Certificate listing. In regards to blighted structures, he is restarting the process to get rid of the unsafe structures at the former “Greenery” on Bass Lake Road. Mr. Kearns explained he does not have authority from the Trustees to proceed with legal action on the Rockhaven property.

Mr. Atkinson suggested that “churches” should be under Conditional Use as most townships have – same for fire stations. Mr. Kearns commented that our fire station is government operated and can go anywhere. Mr. Atkinson commented that he would look at the issue further.

The meeting was adjourned at 9:14pm. The next scheduled meeting is Monday, June 20, 2011 at 7:00pm.

  
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Ron Atkinson, Chairman

  
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Paula Friebertshauser, Secretary