

Munson Township

Zoning Commission Meeting

Minutes of June 20, 2011

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

Dennis Wynne moved and Jim Tekavec seconded to approve the minutes of May 16, 2011 as written. Motion carried.

CORRESPONDENCE –Zoning Bulletin Issues April 25th, May 10th & May 25th.

Mr. Atkinson informed members that he, Tim Kearns and Bobbie Nolan, Chair of the BZA, met with Ms. Schlag in regards to the draft wind language. It was her opinion that the township is better protected to not have it in the regulations. The Board of Zoning Appeals will have the flexibility to turn it down on height alone, or approve with several conditions. Mr. Medica commented that even if zoning has regulations, the BZA has the authority to not require any of them. Mr. Tekavec felt strongly there should be something in the resolution. Mr. Wynne commented that not having it in the resolution, and it goes to the Court of Common Pleas, a judge may find that as the resolution is silent the Zoning Commission did not wish to impose restrictions with regard to wind and that is not the intention here.

Members reviewed the draft solar language along with Mr. Dietrich's comments of May 19, 2011. Dennis Medica moved that an amendment to the Munson Township Zoning Resolution, identified as number 2011-01 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 20th day of June 2011. Jim Tekavec seconded said motion. Upon the roll call, all members present voted in favor 4-0, motion carried.

Jim Tekavec moved that the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2011-01 to the Munson Township Zoning Resolution as attached hereto on the 18th of July, 2011 at 7pm at the Munson Township Hall, 12210 Auburn Road, Munson Township. Dennis Wynne seconded the motion and all members present voted in favor 4-0, motion carried.

Ron Atkinson moved and Jim Tekavec seconded to submit the attached copy of the motion for a proposed amendment identified as 2011-01 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 20th day of June 2011. Motion carried.

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

ZONING INSPECTOR'S REPORT

Mr. Kearns distributed the May Zoning Certificate listing. Mr. Atkinson asked the status of the abandoned structure on Rockhaven. Mr. Kearns explained that he has no authority to move

forward with the Trustees' approval. He explained the process of removing an abandoned structure.

The Zoning Commission moved forward on a request from the Zoning Secretary to remove a section of the procedures under the Board of Zoning Appeals. She had received correspondence from Ms. Schlag substantiating the request.

Dennis Medica moved that an amendment to the Munson Township Zoning Resolution, identified as number 2011-02 consisting of 1 page, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 20th day of June 2011. Jim Tekavec seconded said motion. All members present voted in favor 4-0, motion carried.

Jim Tekavec moved that the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2011-02 to the Munson Township Zoning Resolution as attached hereto on the 18th of July, 2011 at 7pm at the Munson Township Hall, 12210 Auburn Road, Munson Township. Dennis Wynne seconded said motion, all members present voted in favor 4-0, motion carried.

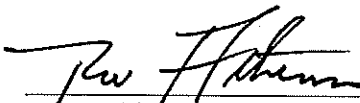
Ron Atkinson moved and Dennis Wynne seconded to submit the attached copy of the motion for a proposed amendment identified as number 2011-02 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 20th day of June 2011. Motion carried.

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

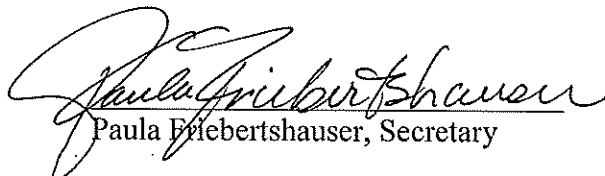
Mr. Atkinson asked what could be done about the dilapidated appearance of the barn and restaurant at the corner of Fowlers Mill and Mayfield Roads. Mr. Kearns had heard that Mr. Fuerst got the property back. Mr. Atkinson felt that if it worsens, the township needs to be active in addressing these issues.

Mr. Atkinson asked Mr. Kearns if he thought the new owners of Heather Hill understand the regulations on the property. Mr. Kearns replied that he did and has a meeting next week regarding the signs that have been changed.

The meeting was adjourned at 8:59pm. The next scheduled meeting is Monday, July 18, 2011 at 7:00pm.



Ron Atkinson, Chairman



Paula Frieberthausen, Secretary