

Munson Township
Zoning Commission Public Hearing and Regular Meeting
Minutes of June 17, 2021

Kurtis Taylor called the Public Hearing to order at 6:01pm with, Edward Hren, Adriano Fiucci and Glen Peck present. Also present was Secretary Julie Johnston along with Trustee Andy Bushman. Nick Christie was absent. The Pledge of Allegiance was said.

Kurtis Taylor read the Geauga County Planning Commission's recommendations for the proposed zoning amendment 2021-02 (attached to these minutes). The Board agrees that the word "impermeable" should be retracted from the definition of "Lot Coverage". The recommendation for Section 521 will be on the next zoning amendment where the Board will look at all of the applicable areas in the Zoning Resolution.

Public Comment

None

The public hearing was closed at 6:08pm. The Zoning Commissions regular business immediately followed.

Kurtis Taylor moved the adoption of the following motion: That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2021-02) as written herein to the Munson Township Zoning Resolution as attached hereto.

~~Lot Coverage - The ratio of the ground floor area of all structures plus paved areas on a lot to the horizontally projected area of the lot, expressed as a percentage.~~ The percentage of a total lot or parcel that is occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or covered with a paver, walkway gravel, stone, shell, decking, a paver, permeable pavement, or other any manmade material. Lot coverage includes the ground area covered or occupied by a stairway or deck but does not include a fence or wall that is less than one foot in width that has not been constructed with a footer. Edward Hren seconded the said motion. Motion Carried, 4-0

Adriano Fiucci moved that the Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2021-02 to the Munson Township Zoning Resolution together with the attached motion and text pertaining thereto, and the attached recommendation of the Geauga County Planning Commission to the Munson Township Board of Township Trustees this 17th day of June 2021. Glen Peck seconded the motion. Motion Carried, 4-0.

Edward Hren moved and Kurtis Taylor seconded to approve the minutes of May 20, 2021 as written. Motion carried, 4-0.

Zoning Report

The Board briefly reviewed the Zoning Report.

Public Comment

None


Other Business

Kurtis Taylor moved and Adriano Fiucci seconded that the next meeting will be held on Thursday, August 19, 2021 at 6pm at Munson Townhall. Motion carried, 4 -0.

Kurtis Taylor moved and Adriano Fiucci seconded to adjourn the meeting at 6:19pm. Motion carried, 4 -0.



Nick Christie, Chair



Julie Johnston, Secretary



Geauga County Planning Commission
470 Center Street, Building 1C, Chardon, Ohio 44024
Phone (440) 279-1740 Fax (440) 285-7069
www.co.geauga.oh.us/Departments/Planning-Commission

June 11, 2021

Ms. Julie Johnston, Secretary
Munson Township Zoning Commission
12210 Auburn Road
Chardon, Ohio 44024

Re: Proposed Zoning Amendment No. 2021-02, Munson Township Zoning Commission
Initiated on February 24, 2021

Dear Ms. Johnston:

Please be advised that the Geauga County Planning Commission at its meeting held on June 8, 2021 voted to recommend approval with modifications of the proposed Munson Township Zoning Amendment No. 2021-02 as initiated by Munson Township Zoning Commission. Please see the following:

1. Recommend under Section 202, definition of "Lot Coverage" that the Township reconsider the use of "impermeable deck" as it is open to interpretation.
2. Recommend Section 521 be reviewed for intent, wording and enforcement and recommend splitting parking from loading/unloading spaces so that all parking requirements be located under the parking sub-sections of each district.

Pursuant to R.C. 519.12, the Planning Commission's recommendation must be considered by the Zoning Commission at its public hearing regarding the proposed amendment. Subsequent to the hearing, the recommendation is to be forwarded to the Board of Township Trustees. If the subject amendment is adopted by the Board of Trustees, a copy thereof must be provided to this office within five (5) days after its effective date.

If you have any questions, please contact the Planning Commission at (440) 279-1740.

Sincerely,

A handwritten signature in blue ink that reads "Linda M. Crombie".

Linda M. Crombie, AICP
Planning Director, Geauga County Planning Commission

c: Susan Wieland, APA
Amendment file

Zoning Commission

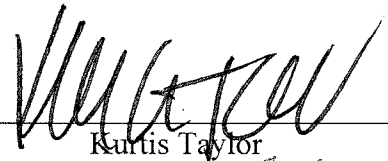
Munson Township

Chardon, Ohio

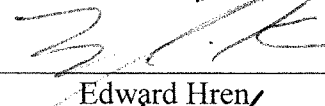
SUBMISSION OF RECOMMENDATION
OF TOWNSHIP ZONING COMMISSION
ON PROPOSED AMENDMENT TO ZONING
RESOLUTION TOGETHER WITH MOTION AND TEXT
PERTAINING THERETO AND THE
RECOMMENDATION OF THE COUNTY
PLANNING COMMISSION TO THE BOARD
OF TOWNSHIP TRUSTEES
R. C. 519.12 (E)

The Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2021-02 to the Munson Township Zoning Resolution together with the attached motion and text pertaining thereto, and the attached recommendation of the Geauga County Planning Commission to the Munson Township Board of Township Trustees this 17th day of June 2021.

Munson Township Zoning Commission



Kurtis Taylor



Edward Hren




Glen Peck



Adriano Fiucci

Attested to by:



Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this _____ day of June 2021.

Todd Ray, Township Fiscal Officer

Zoning Commission

Munson Township

Chardon, Ohio

RECOMMENDATION OF
TOWNSHIP ZONING COMMISSION
CONCERNING PROPOSED AMENDMENT
TO ZONING RESOLUTION
R. C. 519.12 (E)

The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 17th day of June 2021 at 6:00 p.m. with the following members present:

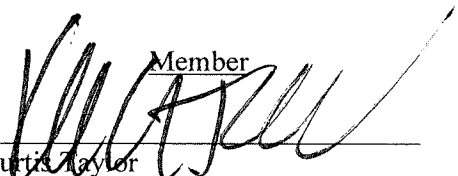
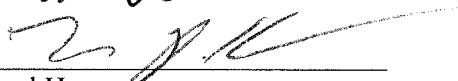
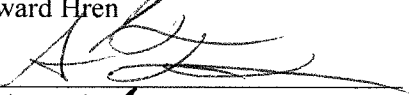
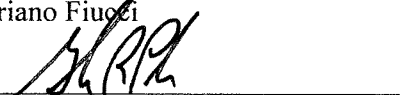
Kurtis Taylor, Edward Hren, Adriano Fiucci and Glen Peck

Kurtis Taylor moved the adoption of the following motion:

That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2021-02) as written herein to the Munson Township Zoning Resolution as attached hereto.

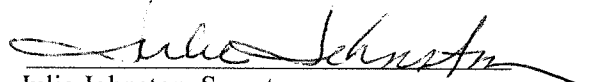
Lot Coverage - ~~The ratio of the ground floor area of all structures plus paved areas on a lot to the horizontally projected area of the lot, expressed as a percentage.~~ The percentage of a total lot or parcel that is occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or covered with a paver, walkway gravel, stone, shell, decking, a paver, permeable pavement, or other any manmade material. Lot coverage includes the ground area covered or occupied by a stairway or deck but does not include a fence or wall that is less than one foot in width that has not been constructed with a footer.

Edward Hren 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
 Edward Hren	Yes
 Adriano Fiucci	Yes
 Glen Peck	Yes

Adopted the 17th day of June 2021

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this _____ day of June 2021.

Todd Ray, Township Fiscal Officer