

**Munson Township**  
**Zoning Commission Meeting**  
**Minutes of August 14, 2024**

Adriano Fiucci called the meeting to order at 6:15pm with Edward Hren and Glen Peck present. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. Nicholas Christie and Kurtis Taylor were absent. The Pledge of Allegiance was said.

Edward Hren moved and Glen Peck seconded to approve the minutes of May 8, 2024 as written. Motion carried, 2-0.

**Points of Discussion:**

The Board reviewed future amendments to the Zoning Resolution. The informal review has been done for Sections 1 through 8. Currently the Board is reviewing Sections 9 through 13. There is a discrepancy with a member of the Board on Wednesdays for the remainder of 2024. Glen Peck moved and Edward Hren seconded to move the meeting to the second Thursday of the month for the rest of this year. Motion carried, 3-0

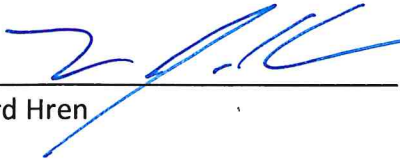
Zoning Inspector Jim Herringshaw found discrepancies in Article 9, Wireless Telecommunication Towers and Facilities. Susan Wieland, the Geauga County Assistant Prosecutor, is currently reviewing this section.


Zoning Report

The Zoning Office has been very busy with more use and area variance requests than in recent years. The past few months there has been 4 or 5 cases per month heard in front of the Board of Zoning Appeals.

The next meeting will be held on Thursday, September 12, 2024 at 6pm at Munson Town Hall.

Edward Hren moved and Adriano Fiucci seconded to adjourn the meeting at 6:52pm. Motion carried, 3-0.

  
\_\_\_\_\_  
Edward Hren

  
\_\_\_\_\_  
Julie Johnston, Secretary

## Proposed Amendments 2024 (Sections 1-8)

Accessory Use or Structure - A use or structure incidental and subordinate to the principal use or structure on the lot and serving a purpose customarily incidental and subordinate to such use or structure. ~~A Zoning Certificate is not required for flagpoles, student bus stop shelters, and mailboxes.~~

Basement - Floor space in a building partially or wholly underground, but having more than one-half of its clear floor-to-ceiling height below the average grade of the adjoining ground. A basement shall be counted as a story if it does not meet the definition above or is subdivided and used for dwelling or business purposes by other than a janitor employed on the premises. (See ~~following~~ **following** illustration ~~on next page~~)

Junk - Means ~~W~~ waste, discarded or salvaged materials including, but not limited to scrap metals, building materials, batteries, glass, paper, rags, rubber, cordage, barrels, machinery and junk vehicles or parts thereof.

Junk Vehicle - Means ~~A~~ any vehicle that meets all of the following criteria. It is (1) three years old or older; (2) apparently inoperable; and (3) extensively damaged, including, but not limited to, any of the following: missing wheels, tires, engine, or transmission.

**Public Utility** - Any company or other legally existing entity which holds a valid license issued by the Public Utilities Commission of Ohio (PUCO); or any company or legally existing entity which delivers a good or service to the public and which has been determined to be a public utility by the Zoning Inspector or the Board of Zoning Appeals, **per Section 901.3 herein, and** based upon the following factors relative to (A) public service and (B) public concern.

- a. Public Service
  1. Is there the devotion of an essential good or service to the general public, which has a right to demand or receive the good or service?
  2. Must the company provide its good or service to the public indiscriminately and reasonably?
  3. Does the company have an obligation to provide the good or service, and not arbitrarily or unreasonably withdraw it?
- b. Public Concern
  1. Is there concern for the indiscriminate treatment of those people who need and pay for the good or service? (For example, are prices fairly set?)
  2. Is there a mechanism for controlling price? (For example, does market-place competition force providers to stay fairly priced?)

Setback Line - A line parallel to any lot line at any story level of a building which defines the limits of a yard and represents the distance which all or any part of a building or structure is to be set back from said lot line.

- a. Front Setback Line - A line parallel to the front lot line extending the full width of the lot, representing the distance which all or any part of any structure other than a fence is to be set back from the front lot line. (See **the following** illustration ~~below~~)
- b. Side Setback Line - A line parallel to any side lot line representing the distance which all or any part of any structure other than a fence is to be set back from the side lot line. (See **the following** illustration ~~below~~)
- c. Rear Setback Line - A line parallel to any rear lot line representing the distance which all or any part of any structure other than a fence is to be set back from the rear lot line. (See **the following** illustration ~~below~~)