

# Munson Township

## Zoning Commission Meeting

### Minutes of January 20, 2020

Kurtis Taylor called the public hearing to order at 6:33pm with Dennis Medica, Nick Christie and Ed Hren present. Adriano Fiucci was absent. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. The Pledge of Allegiance was said.

Ed Hren read the oath and was appointed to a five (5) year term.

Nick Christie moved and Kurtis Taylor seconded to nominate Dennis Medica as Chairman of the Board. Motion carried. 4-0; Kurtis Taylor moved and Ed Hren seconded to nominate Nick Christie as Vice Chairman. Motion carried. 4-0

Nick Christie read the recommendations from the Planning Commission.

There was no public comment. The public hearing was closed at 6:56pm and the regular meeting immediately followed.

Nick Christie moved the adoption of the following motion: That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2019-02) to the Munson Township Zoning Resolution as attached hereto. 521 (l) Whenever a parking lot and/or Loading/Unloading Space is located in or adjacent to a residential district **or use**, it shall be effectively screened on all sides that adjoin or face any property used for residential purposes, by a wall, fence, or planting screen. Such wall, **or fence, or planting screen** shall be not less than **four six (4-6)** feet nor more than **six eight (6 8)** feet in height upon installation and shall be maintained in good condition. **Planting screens shall be a minimum of six (6) feet in height upon installation, deer resistant evergreens and planted so as to provide greater than fifty percent (50%) of coverage adjacent to the residential use.** The space between such wall, fence, or planting screen, and the lot line of the adjoining property in any residential district shall be landscaped and maintained in good condition. 527.1 All Roof or Wall Installed Solar Panels shall require a Zoning Certificate prior to installation. ~~Within thirty (30) days after installation the owner shall provide the Zoning Inspector with a certified letter from a qualified person or entity that reflects that the system has been installed in compliance with Section 526 527~~ **and according to manufacturer specifications and County Building Department inspection and approval.**

Kurtis Taylor seconded the motion. Motion carried 4-0

Dennis Medica moved that the Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2019-02 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 20th day of January 2020. Ed Hren seconded the motion. Motion carried 4-0

Kurtis Taylor moved and Nick Christie seconded to approve the minutes of December 11, 2019 as written. Motion carried, 3-0.

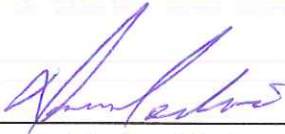
Zoning Report

The Board of Zoning Appeals heard a case from Lake Geauga Recovery Centers, Inc. from 12700 Ravenna Road. This use is not permitted in Munson Township's residential district. All of the neighboring properties are opposing this variance. The recovery center asked if the case can be continued in March. They are looking to see if their tenants may be a protected class by the State of Ohio. If that is the case, they may not require a use variance, if the legal opinion is that it trumps zoning. Peak Resorts sold to Vale in mid-December. We are waiting to see if it is a real estate or equity sale; that would determine if they need to apply for a conditional use permit.

Other Business

Dennis Medica moved and Kurtis Taylor seconded to hold the next meeting on Tuesday, February 18, 2020 at 7pm. Motion carried 4-0

Kurtis Taylor moved and Ed Hren seconded to adjourn the meeting at 7:06pm. Motion carried 4-0



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Dennis Medica, Chair



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Julie Johnston, Secretary