

Munson Township
Zoning Commission Regular Meeting
Minutes of October 27, 2021

Nick Christie called the meeting to order at 6:00pm with Kurtis Taylor, Adriano Fiucci, Glen Peck and Edward Hren present. Also present was Zoning Inspector Jim Herringshaw and Secretary Julie Johnston along with Trustee Andy Bushman. The Pledge of Allegiance was said.

Nicholas Christie moved and Glen Peck seconded to approve the minutes of August 19, 2021 as written. Motion carried, 3-0.

Board members reviewed possible Zoning Resolution amendments from the August meeting. Glen Peck will research other townships Zoning Resolutions regarding fence guidelines.

Zoning Report

Jim Herringshaw told members that there has been a little bit of everything going on in Munson Township in October. From new homes to solar panels, residents are still doing things to their homes. The Township will be putting up 2 scoreboards at Township Park located on Bass Lake Road. The Board of Zoning Appeals heard 4 cases at their last meeting with all of them passing. One of them was for an inground pool with no fence. They are permitted to use the power cover which is becoming ever more popular.

Public Comment

After reviewing a Monthly Zoning Report, Ms. Carol Maver asked how the zoning fees are calculated for various issued zoning certificates. Mr. Herringshaw explained to Ms. Maver the fee structure and how it works.

Other Business

The next meeting will be held on Wednesday, November 10, 2021 at 6pm at Munson Townhall. Motion carried, 5-0.

Nicholas Christie moved and Ed Hren seconded to adjourn the meeting at 6:49pm. Motion carried, 5-0.



Nick Christie, Chair



Julie Johnston, Secretary

Proposed Amendment 9/13/2021

401.2

Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~e~~ b. Forests and wildlife preserves.
- ~~d~~ c. Public structures and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ~~e~~ d. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- ~~f~~ e. Type B family day-care home and Type B home – See Section 524.1

402.1

Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~e~~ b. Forests and wildlife preserves.
- ~~d~~ c. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ~~e~~ d. Licensed Residential Facilities as defined in O.R.C. 5123 (M) and O.R.C. 5119.341 (A) or as amended.
- ~~f~~ e. Type B family day-care home and Type B home – See Section 524.1

403.1

Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~e~~ b. Forests and wildlife preserves.
- ~~d~~ c. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ~~e~~ d. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- ~~f~~ e. Type B family day-care home and Type B home – See Section 524.1

404.1

Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~e~~ b. Forests and wildlife preserves.
- ~~d~~ c. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ~~e~~ d. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- ~~f~~ e. Type B family day-care home and Type B home – See Section 524.1

**Conditional Uses, Principal Buildings and Structures: Conditional Use
Zoning Certificate Approval Per Section 806 Required**

- a. One single-family dwelling per lot in accordance with Section 806.
- b. Forests and wildlife preserves
- c. Places of Worship as regulated in Article 5 and Article 8.
- d. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.

SECTION 406**INSTITUTIONAL DISTRICT (IN)****INTENT AND PURPOSE**

The Institutional District is established to:

- 3. Provide for places of worship **that have been issued a Conditional Zoning Certificate by the Board of Zoning Appeals.**

It is intended that such institutional facilities be developed and operated in a manner which is consistent with:

- a. Maintaining the prevailing rural atmosphere of Munson Township;
- b. Minimizing impacts on the natural environment;
- c. Preserving significant areas of Open Space; and
- d. Minimizing impacts on Township facilities and adjacent residential properties

406.1

Permitted Principal Uses and Structures:

- a. Academic Schools which may include.
 - 1. Elementary
 - 2. Middle school or junior high
 - 3. High school
 - 4. College
- b. Continuing Care Facilities which shall at a minimum contain nursing care and/or assisting living services.
- ~~c. Places of Worship~~

407.2

Permitted Uses and Structures

The following uses and structures and no other shall be permitted in a Commercial District. Where the Zoning Map designates a Flood Plain (FP) area within a Commercial District, a building or structure intended for commercial use which requires or is intended to be serviced by an on-site sewage disposal system shall not be permitted. Otherwise, the permitted uses in a Commercial District follow:

- ~~45. Places of Worship~~
- ~~46~~ 45. Plumbing, electrical, and similar supply sales
- ~~47~~ 46. Printing services

- 48 47. Private schools: art, dancing, music, business, and driver training
- 49 48. Professional offices
- 50 49. Public buildings and/or uses which are supported in part by taxes or special public assessments. Such uses include but are not limited to: parks, libraries, schools, fire stations, public administrative offices, and community centers.
- 51 50. Radio and television sales and service
- 52 51. Restaurants
- 53 52. Shoe sales
- 54 53. Sporting goods sales
- 55 54. Swimming pool sales
- 56 55. Taverns
- 57 56. Universities
- 58 57. Veterinary services with or without kennels provided that any outside animal area is located a minimum of five hundred (500) feet from any residential district.

801.2

Conditional Use Standards

Conditional Uses may be permitted provided that such uses shall be found to comply with the following requirements and all other applicable requirements as set forth in this Resolution:

- n. A conditional zoning certificate for any of the uses provided herein shall be valid for a period not to exceed five years from the date of issuance, except for single family dwellings and Places of Worship ~~within the Flood Prone District.~~

SECTION 805

COMMERCIAL RECREATIONAL FACILITIES

All commercial recreational facilities other than those specifically described elsewhere in ~~Section 805~~ **Article 8** shall be limited to Commercial Districts and shall be in accordance with the following provisions in addition to any conditions required by the Board of Zoning Appeals.

SECTION 808

PLACES OF WORSHIP

Places of Worship may be permitted as a Conditional Use within Residential, **Institutional and Commercial** Districts where the Board of Zoning Appeals determines that such use will be located on a main roadway and will not create undue impacts to the adjoining residential neighborhood with regard to traffic generation, noise, hours of operation, lighting, or storm runoff. Places of Worship granted a Conditional Zoning Certificate shall comply with the provisions of 507 and any additional stipulations or conditions attached to such approval by the Board of Zoning Appeals.

1003.7

Electronic Changeable Signs

Multiple message and variable message signs which are changed electronically shall conform to the following regulations:

- j. No more than one (1) electronic changeable sign is permitted ~~for~~ **on the** premises regardless of the number of signs permitted ~~or the number of uses on the premises.~~