

Munson Township

Zoning Commission Meeting

Minutes of November 14, 2017

Kurtis Taylor called the meeting to order at 7:03pm with Dennis Medica, Sandy Schultz and Adriano Fiucci present. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. Lenore Pikus was absent.

The Pledge of Allegiance was said.

Sandy Schultz moved and Kurtis Taylor seconded to approve the minutes of October 23, 2017 as written, motion carried.

Zoning Inspector Report:

Zoning Inspector James Herringshaw distributed the October Zoning Certificate report.

Mr. Herringshaw mentioned that the Geauga County Realink has been having technical issues with their website so he has been unable to download maps. There will be two variances in December.

A resident would like to build an accessory building in front of their home. The building will replace one that is there but it will not follow the same footprint. The resident also may need to combine two parcels so the other accessory structures on his property that encroach on another parcel that he owns will comply. The other variance could be for an accessory building that will be set on two parcels. Currently, the property consists of three parcels. Most likely, the resident will have to combine two of the three parcels so that the accessory building will conform to Munson Township's Zoning Resolution.

Commercial signs – Mr. Herringshaw has completed his routine sign inspection on Mayfield Road from Berkshire Hills Golf Club to Bass Lake Road. He will soon begin the next section. Mr. Herringshaw also stated that most of the business were not aware that they were in violation and fixed the issues with no hesitation.

Mr. Herringshaw and Zoning Commission members reviewed the proposed changes to the Zoning Resolution that were assigned from the last meeting in preparation for the informal review. Mr. Herringshaw has been working with Dave Dietrich, Geauga County Planning Director and Susan Wieland, the Townships legal counsel. The preliminary changes are attached.

The next scheduled meeting is Tuesday, December 12, 2017 at 6pm.

Kurtis Taylor moved and Denis Medica seconded to adjourn the meeting at 8:15pm.



Kurtis Taylor, Chair



Julie Johnston, Secretary

SECTION 202

DEFINITIONS

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. ~~and fences as defined in Section 509.5~~

Setback Line - A line parallel to the front 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 ~~and does not include architectural projections as defined in Section 505.~~

SECTION 514

PRIVATE SWIMMING POOLS

514.3 ~~Inground swimming pools shall be walled or fenced prior to use. Any such wall or fence shall:~~ An outdoor swimming pool, including an inground, above ground, or onground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

- a. not be less than four (4) feet in height ~~and four (4) feet from pools edge;~~
- ~~b. not be less than four (4) feet nor more than fifteen (15) feet from the pool's edge;~~
- e. b. fencing shall be constructed so as to prohibit the passage of a sphere larger than four (4) inches in diameter through any opening or under the fencing. Fencing shall be designed to withstand a horizontal concentrated load of two hundred (200) pounds applied on a one (1) square foot area at any point of the fencing; ~~and~~
- d. ~~c. maintained in good condition with a gate and a lock. Access gates shall comply with the fence requirements of this section, and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and shall have a self-latching device. Gates other than pedestrian access gates shall have a self-closing and self-latching device. Where the release mechanism of the self-latching device is located less than fifty-four (54) inches from the bottom of the gate, the release mechanism and openings shall comply with the following:~~
 1. The release mechanism shall be located on the pool-side of the gate at least three (3) inches below the top of the gate.
- d. Where a wall of a dwelling serves as part of the barrier, one of the following conditions shall be met:
 1. The pool shall be equipped with a power safety cover in compliance with ASTM F 1346 shall be used and in place when the pool is not in use.
 2. Doors with direct access to the pool through that wall shall be equipped with an audible alarm which produces an audible warning when the door and its screen, if present, are opened. The alarm shall be listed in accordance with UL 20 17.
- e. Where an above ground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps;
 1. The ladder or steps shall be capable of being secured, locked or removed when the pool is not in use to prevent access.
 2. When the ladder or steps are secure, locked or removed, any opening created shall not allow the passage of a four (4) inch diameter sphere.

SECTION 1002 ZONING CERTIFICATE

Subject to With the exception of Sections 1003.4, 1003.6(a) and 1003.8 no sign of any kind, the area of which exceeds 2.25 square feet, shall be erected in the township unless and until the person responsible for erecting the sign has applied for, and the Zoning Inspector has issued a certificate for the sign pursuant to Article 12.

1003.4 Real Estate

Real estate signs shall be limited to two (2) per building principal structure or two (2) per parcel of land, but to not more than two (2) if such parcel includes a building. No Real Estate sign shall be greater than six (6) square feet.

1003.5 Signs Permitted in the Commercial, Industrial, Institutional and Medical Use Zoning Districts

- d. All permitted signs may be illuminated. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed upon a public or private road or adjacent lots so as to cause glare or reflection that may constitute a traffic hazard, nuisance, or distraction.
- e. Signs shall not be illuminated between the hours of 10pm and 6am, provided however, that signs may be illuminated between those hours during the actual hours of operation of the business or use.
- e. Upon any change of business entity as set forth in the first paragraph hereinabove, all existing conforming and nonconforming signs shall be subject to and be in conformity with all current requirements of this resolution.

1003.6 Temporary Signs

Temporary signs not previously mentioned in this section intended to draw attention to a particular activity shall be removed within three (3) days following the activity. Not more than one (1) on-site sign which shall not exceed an area of thirty-six (36) twenty (20) square feet per sign face, and two (2) off-site signs, which shall not exceed an area of twenty (20) sixteen (16) square feet per sign face each, shall be permitted. Temporary signs are not permitted to be erected more than thirty (30) days prior to a particular activity. Temporary signs shall not be illuminated by any means including reflected light.

- a. Temporary signs erected for no more than fourteen (14) consecutive days that promote a particular event, shall not require a zoning certificate, but must conform to the requirements set forth in the paragraph above. Examples, but not limited to, would be garage sales, plant sales, festivals, barbecues, flea markets, and graduation parties.

1003.7 Electric Changeable Signs

- b. Each message shall remain fixed for at least thirty (30) seconds no less than seven (7) seconds. Message shall not flash, including moving video displays or animation, or emit intermittent light.

1003.8

Directional Signs

Directional signs on private property should have a maximum area of 2.25 square feet per sign face and contain only directional information.

1003.9

Condition of Signs

Signs and support structures shall consist of weather resistant materials and shall be maintained in good repair and a safe condition so as to prevent rust, rot, peeling, flaking or fading. Broken or cracked sign faces or panels, missing letters, flaking or peeling paint, malfunctioning electrical or lighting components, and other visual damage or deterioration shall be repaired within 30 days of the date that written notification is provided to the owner or lessee of the affected lot or premises by the zoning inspector.

PROHIBITED SIGNS

1004.7 No sign, temporary or permanent, shall be placed in the public road right-of-way or on a public utility pole with the exception of signs erected by the state of Ohio, a political subdivision thereof, a public utility, or an authorized governmental department or entity.