

Munson Township
Zoning Commission Meeting
Minutes of November 19, 2019

Adriano Fiucci called the meeting to order at 7:00pm with Kurtis Taylor, Nick Christie, Lenore Pikus and Dennis Medica present. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston. The Pledge of Allegiance was said.

Adriano Fiucci moved and Nick Christie seconded to approve the minutes of October 10, 2019 as written. Motion carried, 5-0.

The Board reviewed a few suggested changes the Planning Commission offered after their informal review of the upcoming Zoning Resolution Amendment.

Zoning Report

Zoning Inspector, Jim Herringshaw has been busy with zoning certificates for an array of different structures. There is a variance that will be heard this week for Best Sands. There is a land locked parcel and they would like to extend a Conditional Use Variance. Best Sands has also purchased another property on Ravenna Road that they would like to include on the condition use application.

The Township will be implementing a new Affidavit of Fact Deed Addendum (for zoning purposes only) in the near future that will be very useful for residents whom own multiple parcels under one street address. The Addendum has been approved by the Auditor's Office, the Assistant County Prosecutor Susan Wieland and the Recorders Office. The Addendum is already in use in Newbury and Bainbridge Townships. The home/parcel owner will have to agree to sell the parcels all as a single unit in any future property transfers. The Affidavit will make it easier and possibly eliminate the need for a variance in some cases. The Addendum (attached) must be recorded at the County Recorder's Office and will supersede for zoning purposes only.

Public Comment

Mrs. Bastulli attended the meeting and was allowed to express all of her frustrations regarding the Berkshire Hills Golf Course Christmas Light display. She talked extensively after Mr. Herringshaw told her that the Township and the Board are advised not to comment on the situation per our counsel, Assistant Geauga County Prosecutor, Susan Wieland. Since she and her husband have retained an attorney, they should direct all of their questions through their attorney.

Kurtis Taylor moved and Lenore Pikus seconded to schedule the next meeting for Tuesday, December 3, 2019 at 6pm. Motion carried, 5-0. Motion Rescinded. Kurtis Taylor moved and Lenore Pikus seconded to schedule the next meeting for Wednesday, December 11, 2019 at 7pm. Motion carried, 5-0.

Attachment

Affidavit of Fact Deed Addendum

Dennis Medica moved and Kurtis Taylor seconded to close the meeting at 7:43pm. Motion carried, 5-0.



Adriano Fiucci, Chair



Julie Johnston, Secretary

MUNSON TOWNSHIP

Affidavit of Fact Deed Addendum

Date _____

(I)(We) _____, the undersigned owner(s) of the real property recorded in volume _____ page(s) _____ of the Geauga County Deed Records as described herein, being first duly sworn deposes and says:

(I)(We) voluntarily agree to comply with the applicable provisions of the Munson Township Zoning Resolution in effect at the date of signing this affidavit by affirming:

That permanent parcel numbers _____ as legally described herein shall be conveyed as a single unit under the same ownership for the property located at _____ in any future transfer thereof. The legal description follows:

[insert legal descriptions(s) of record here or attach as Exhibit A]

In witness whereof, the undersigned hereunto set (his)(her) hand(s) this _____ day of _____, 20_____.

Name of Owner (Print)

Name of Owner (Signature)

State of Ohio, County of _____

Before me a Notary Public, in and for said County and State, personally appeared the above named _____, who acknowledged that (he)(she) did sign the foregoing instrument and that the same is (his)(her) free act and deed this _____ day of _____, 20_____.

Notary Public

Instrument prepared by:

Print Name & Title

Signature