

Munson Township
Zoning Commission Regular Meeting
Minutes of November 10, 2021

Nick Christie called the meeting to order at 6:04pm with Kurtis Taylor and Edward Hren present. Also present was Zoning Inspector Jim Herringshaw and Secretary Julie Johnston along with Trustee Andy Bushman. Adriano Fiucci and Glen Peck were absent. The Pledge of Allegiance was said.

Ed Hren moved and Kurtis Taylor seconded to approve the minutes of October 27, 2021 as written. Motion carried, 3-0.

Board members reviewed possible Zoning Resolution amendments from the October meeting. Since Glen Peck was researching other townships Zoning Resolutions regarding fence guidelines, members have decided to wait until the next meeting for his findings.

Ed Hren brought up electric vehicle (EV) chargers since that is a hot topic at his place of employment. Even though he works for a city, electric vehicle chargers will be in rural areas someday. This may not be a Zoning Commission issue, but it possibly should be added to the Zoning Resolution in the future. This is an issue that could be governed by local government or the state.

Zoning Report

Zoning Inspector Jim Herringshaw told members of a variance for a setback that will be heard next week. There has been a couple inquiries regarding starting up a non-profit organization for camping in cabins for the developmentally disabled. The group who contacted Mr. Herringshaw is not sure if it will be allowed in the township. Currently it is under review at the prosecutor's office. Ed Hren noticed that there have been some zoning certificates issued lately for solar panels. There has been concerns that we don't have enough sunshine to make them worth their cost. Nick Christie commented that more solar energy is extracted with the advancements they have made recently.

Public Comment

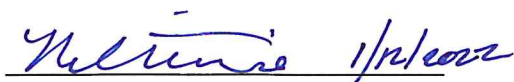
Ms. Carol Maver commented that wind turbines do not work.

Other Business

Kurtis Taylor moved and Ed Hren seconded that the Board will hold their monthly meetings the second Wednesday of each month starting in 2022. Motion carried, 3-0.

The next meeting will be held on Wednesday, January 12, 2022 at 6pm at Munson Townhall. Motion carried, 3-0.

Nicholas Christie moved and Ed Hren seconded to adjourn the meeting at 6:41pm. Motion carried, 3-0.



Nick Christie, Chair



Julie Johnston, Secretary

Proposed Amendment 11/03/2021

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.
- ∅ 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.
- ∫ 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.
- ∅ 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.
- ∫ e. Type B family day-care home and Type B home – See Section 524.1

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- 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.
- ∅ 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.
- ∫ 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.
- ∅ 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.
- ∫ e. Type B family day-care home and Type B home – See Section 524.1

405.2

**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 509 ACCESSORY STRUCTURES

509.5 Fences, Gates, and Walls

Shall be in conformity with the following provisions:

- a. Fences, gates, and walls shall be erected outside of the right-of-way of any public or private road.
- b. Fences, gates, and walls shall not block or impede clear sight distance of vehicle operators at the intersection of any public or private road.
- c. Fences and walls shall be a maximum of four (4) feet in height in any front yard and no more than six (6) feet in height in any side or rear yard, except as otherwise provided herein.
- d. No part of any fence or wall shall extend beyond the boundary lines of the property being enclosed.
- e. The unfinished side (if any) of a fence, including the structural supports and posts, shall face the lot upon which the fence is constructed.

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 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.~~