

Munson Township

Zoning Commission Meeting

Minutes of December 15, 2014

Chair Lenore Pikus called the public hearing to order at 7:30 pm, with Dennis Medica and James Tekavec present. Also present were Zoning Inspector, Tim Kearns; Secretary Paula Friebertshauser; and Secretary Kristen Bluemmel.

The board acknowledged the receipt of the Geauga County Planning Commission's letter dated December 10, 2014.

There was no public comment.

The public hearing was closed at 7:31 pm.

Chair Lenore Pikus called the regular meeting to order at 7:31 pm.

The Pledge of Allegiance was said.

James Tekavec moved and Dennis Medica seconded to approve the minutes of November 17, 2014 as written, motion carried.

CORRESPONDENCE - Zoning Bulletin Issues – 11/10 and 11/25

ZONING RESOLUTION – The board reviewed the comments and recommendations in the Geauga County Planning Commission's December 10, 2014 letter.

James Tekavec moved the adoption of the following motion:

That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2014-01) to the Munson Township Zoning Resolution as attached hereto.

Lenore Pikus seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

<u>Member</u>	<u>Yes or No</u>
Lenore Pikus	Yes
Dennis Medica	Yes
James Tekavec	Yes

The motion was adopted by unanimous vote on the 17th day of November, 2014. The above document in its entirety is attached as part of the minutes.

Dennis Medica moved the adoption of the following motion:

The Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2014-01 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 15th day of December 2014.

Jim Tekavec seconded the motion, motion carried.

The above document in its entirety is attached as part of the minutes.

ZONING INSPECTOR'S REPORT – The report covering November certificates was reviewed. The board noted that phone calls were up for the month.

The board thanked outgoing Secretary, Paula Friebertshauser for her work with the Munson Township Zoning Commission over the years.

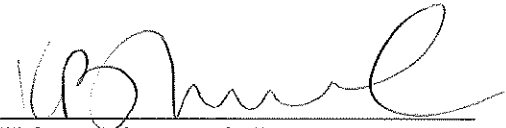
The board agreed to change the monthly meeting dates to the third Tuesday of the month due to scheduling conflicts.

The next scheduled meeting is Tuesday, January 20, 2014.

The meeting was adjourned at 9:31 pm.



Lenore Pikus, Chair



Kristen Bluemmel, Secretary

Attachments

Zoning Commission

Munson Township

Chardon, Ohio

RECOMMENDATION OF
TOWNSHIP ZONING COMMISSION
CONCERNING PROPOSED AMENDMENT
TO ZONING RESOLUTION
R. C. 519.12 (E)

The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 15th day of December 2014 at 7:00 p.m. with the following members present:

Dennis Medica, Lenore Pikus, Jim Tekavec

James Tekavec the adoption of the following motion:

That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2014-01) to the Munson Township Zoning Resolution as attached hereto.

In the following sections 202, 406.5, 508, 514.3, 514.6, 804.12, 901.2, 901.5, 1003.5, and 1201.1, the word “street” has been replaced with “road.”

Section 202 *Definitions*

Main Roadway – A major road for any form of motor transport including state/federal routes and county designated roads.

Place of Worship – A building used for public or common worship and may include temples, cathedrals, synagogues, mosques, chapels, and congregations.

Trailer – Trailer means a trailer built on a single chassis transportable upon the public roads and highways that is designed to be used as a temporary dwelling or office without a permanent foundation and may be used without being connected to utilities.

Variance – A variance is a modification of the strict terms of this resolution where such modifications will not be contrary to the public interest and, where owing to the conditions peculiar to the property and not the result of the applicant, a literal enforcement of this resolution would result in an unnecessary hardship or practical difficulties. Variances may be granted only after the applicant has followed the procedures as stated in Article 12, Section 1202.

Section 402.1 *Permitted Principal Uses and Structures*

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (O)
- f. Type B family day-care home and Type B home – see section 524.1

Section 403.1 *Permitted Principal Uses and Structures*

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (O)
- f. Type B family day-care home and Type B home – see section 524.1

Section 404.1 *Permitted Principal Uses and Structures*

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (O)
- f. Type B family day-care home and Type B home – see section 524.1

Section 521.1 *Number of Parking Spaces Required*

In all zoning districts where permitted in this Resolution the number of parking spaces provided shall be in accordance with the following schedule of requirements:

USE	PARKING SPACE REQUIRED
Single Family Dwelling Unit	Two (2) per dwelling
Places of Worship or Public Assembly	One (1) for each four (4) seats
Schools, Primary/Child Day Care Center	One (1) for every eight (8) students
Schools, High School, College	One (1) per three (3) students
Golf Course	Five (5) for each hole
Hospital	One (1) for each two (2) beds
Restaurants	One (1) for each three (3) seats
Commercial Facility	One (1) for each 250 sq. ft. of floor area
Industrial Facility	One (1) for each 500 sq. ft. of floor area
Office Facilities	One (1) for each 300 sq. ft. of floor area
Medical/Dental Offices	One (1) for every 150 sq. ft. of floor area
Hotels/Motels	One (1) per rental unit
Licensed Residential Facilities	One (1) for each two (2) beds
Skiing Facility	Fifty (50) per lift
Residential Facility in Institutional District	One (1) for every four (4) beds

Section 610 *OBJECTIONABLE USES*

Any use that is objectionable by reason of odor, radiation, noise, vibration, cinders, gas, fumes, dust, smoke, refuse matter, or wastewater is prohibited.

Section 801.2

- o. The conditional use certificate shall be void upon change of ownership or use unless a new application is made for such a certificate within thirty (30) days after change of ownership or use. The conditional use certificate shall be limited to whom it is originally issued and is not transferable.

Section 809 ***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 road and will not create undue impacts to the adjoining residential neighborhood with regard to traffic generation, noise, lighting, or storm water runoff. Places of Worship granted a Conditional Zoning Certificate shall comply with the provisions of 507 and any additional conditions attached to such approval by the Board of Zoning Appeals.

Section 901.1 ***Permitted Uses***

- c. A wireless telecommunications tower and appurtenant facilities may be permitted in the Commercial, Industrial, Institutional and Medical use district(s).

Section 901.2 ***Conditional Uses***

A wireless telecommunications tower and appurtenant facilities may be located, relocated, erected, constructed, reconstructed, altered, removed or enlarged in all districts except residential as a conditional use, subject to the approval of the board of zoning appeals, pursuant to the procedure set forth in Article 9 of this resolution and the following conditions as well as the regulations specified in Section 901.

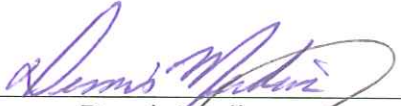

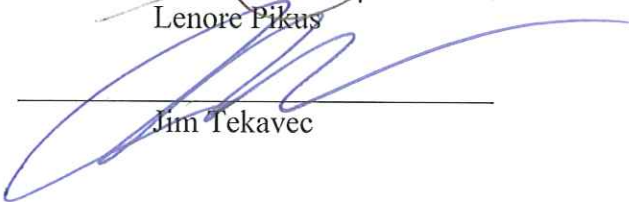
Section 1003.7 ***Electronic Changeable Signs***

- j. No more than one (1) electronic changeable sign is permitted per lot regardless of the number of signs permitted or the number of uses on the lot.

Section 1204 ***VIOLATIONS AND PENALTIES***

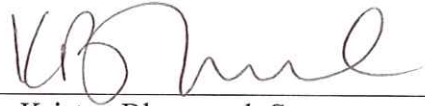
Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safe-guards established in various sections of this Resolution, including those established by the Board of Zoning Appeals for Conditional Uses, shall constitute a misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than five hundred dollars (\$500) for each offense and in addition shall pay all costs and expenses involved in the case. Each day said violation continues after receipt of a violation notice shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Township from taking such other lawful action as is necessary to prevent or remedy any violation. Whenever a violation of this Resolution occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint stating in full the causes and basis thereof shall be filed with the Zoning Inspector, who shall record properly such complaint, immediately investigate, and take action thereof as provided in this section.

Lenore Pikus
seconded the motion and the roll being called, the vote of the Munson Township Zoning Commission was as follows:

<u>Member</u>	<u>Yes or No</u>
 _____ Dennis Medica	Yes
 _____ Lenore Pikus	Yes
 _____ Jim Tekavec	Yes


Adopted the 15th day of December 2014

Attested to by:



Kristen Bluemmel, Secretary
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this 30th day of December 2014.



Judith Toth, Township Fiscal Officer

Zoning Commission

Munson Township

Chardon, Ohio



SUBMISSION OF RECOMMENDATION
OF TOWNSHIP ZONING COMMISSION
ON PROPOSED AMENDMENT TO ZONING
RESOLUTION TOGETHER WITH MOTION, AND TEXT
PERTAINING THERETO AND THE
RECOMMENDATION OF THE COUNTY
PLANNING COMMISSION TO THE BOARD
OF TOWNSHIP TRUSTEES
R. C. 519.12 (E)

The Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2014-01 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 15th day of December 2014.

Munson Township Zoning Commission

Dennis Medica

Lenore Pikus

Jim Tekavec

Attested to by:

Kristen Bluemmel, Secretary
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this _____ day of December 2014.

Judith Toth, Township Fiscal Officer