

# Munson Township

## Zoning Commission Regular Meeting

### Minutes of December 13, 2023

Nicholas Christie called the meeting to order at 6:02pm with Adriano Fiucci and Glen Peck present. Also present was Zoning Inspector Secretary Julie Johnston. Edward Hren and Kurtis Taylor were absent. The Pledge of Allegiance was said.

Nicholas Christie moved and Adriano Fiucci seconded to approve the minutes of November 8, 2023 as written. Motion carried, 3-0.

Zoning Inspector, James Herringshaw explained to the Board at the November 8<sup>th</sup> meeting that in 1978, there were seven (7) parcels that were zoned Institutional located at Bean and Auburn Roads. In 2005, five (5) of those lots, part of Sisters of Notre Dame property were granted a variance to be used as a residential properties in the Institutional District. When they were sold, the zoning was not changed. The reason this was recently noticed is because a resident came in for an accessory building for his residence on an Institutional zoned parcel. Prior Zoning Inspectors didn't catch this issue and/or may not have known that parcels could be rezoned. It makes sense to clean up this issue since these parcels have been used as Residential properties for quite a while now and follow Residential guidelines and setbacks. Variances were not apparently granted to two other parcels.

After the Geauga County Planning Commission Director, Linda Crombie, reviewed the proposed amendment, she explained that there does not appear to be a clear explanation. The Board discussed the proposed amendment after a few clarifying changes were made.

Nicholas Christie moved and Glen Peck seconded the following motion: That an amendment to the Munson Township Zoning Map, identified as number 2023-02 consisting of one page, marked Exhibit A which includes the redistricting of parcels 21-177179, 21-177178, 21-177180, 21-177181, 21-177182, 21-176369 and 21-176370 and attached hereto and incorporated herein as an amendment to the Munson Township Zoning Map be hereby initiated by the Munson Township Zoning Commission this 13<sup>th</sup> day of December 2023.

Nicholas Christie moved and Adriano Fiucci seconded that the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2023-02 to the Munson Township Zoning Map as attached hereto on the 10<sup>th</sup> day of January 2024 at 6pm at Town Hall. Motion Carried 3-0

Nicholas Christie moved and Adriano Fiucci seconded that the Munson Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment identified as number 2023-02 to the Munson Township Zoning Map with the attached map pertaining thereto to the Geauga County Planning Commission this 13<sup>th</sup> day of December 2023.

#### Points of Discussion:


As mentioned at the previous meetings, the Board is reviewing the Zoning Resolution. Each member was assigned an Article. Glen Peck was assigned Article 6 which the Board will review at the next meeting.

#### Zoning Report

Jim Herringshaw stated that this is a slower time of year. Mostly accessory buildings, porches and standard structures.

The next meeting will be a public Hearing on Wednesday, January 10, 2023 at 6pm at Munson Town Hall.

Nicholas Christie moved and Glen Peck seconded to adjourn the meeting at 6:28pm. Motion carried, 3-0.

  
Nicholas Christie, Chair - Pro-Tem  
Adriano Fiucci

  
Julie Johnston, Secretary

# Zoning Commission

## Munson Township

Chardon, Ohio

### MOTION TO INITIATE AMENDMENT TO MUNSON TOWNSHIP ZONING MAP R. C. 519.12 (A)

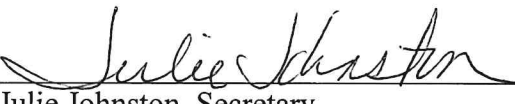
Nicholas Christie moved the adoption of the following motion:

That an amendment to the Munson Township Zoning Map, identified as number 2023-02 consisting of one page, marked Exhibit A which includes the redistricting of parcels 21-177179, 21-177178, 21-177180, 21-177181, 21-177182, 21-176369 and 21-176370 and attached hereto and incorporated herein as an amendment to the Munson Township Zoning Map be hereby initiated by the Munson Township Zoning Commission this 13th day of December 2023.

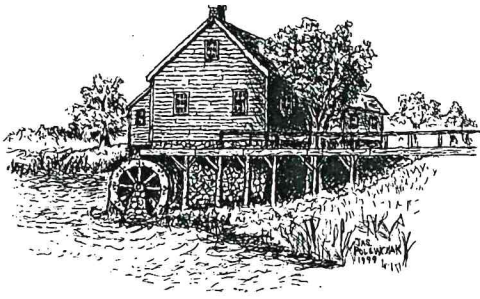
Glen Peck seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

<u>Member</u>	<u>Yes or No</u>
 _____ Nicholas Christie	Yes
 _____ Adriano Fiucci	Yes
 _____ Glen Peck	Yes

Attested to by:

  
\_\_\_\_\_  
Julie Johnston, Secretary  
Munson Township Zoning Commission

12/13/2023  
Date: December 13, 2023



# Munson Township

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## Supplemental Information 2023-02

The Munson Township zoning map has shown the highlighted area in yellow as being in the Institutional District since at least 1978. Since then, the owners of two of the parcels 21-176369 (1983) and 21-176370 (1992), along with the Zoning Inspectors, thought them to be located in the Residential District as evidenced by the Zoning Certificates they were issued.

Then in 2005 the Sisters of Notre Dame were granted a variance for the remaining five parcels to be buildable residential lots, when it would have made more sense to redistrict all of them to clean up the situation. The Zoning Inspector at that time appears to not have been aware of this option.



Sister of ND – Institutional District

Sister of ND – Institutional District

PINK highlighted area -  
currently zoned Institutional District.

21-177179  
BARSIC

21-177178  
MALAINY

21-177180  
MALAINY

21-177181  
LONG

21-177182MRL

21-176369  
MUNN

21-176370  
HRASTAR

Bean Rd (TR-483)

Auburn Rd (CH 4)

YELLOW highlighted area - parcels (7)  
proposed for redistricting from the  
Institutional District to the R-1  
Residential District.

Rosewood Ct

Timberline Ct (Pvt)  
Pinegrove Trl (Pvt)

Iris Ct (Pvt)



Geauga County, OH

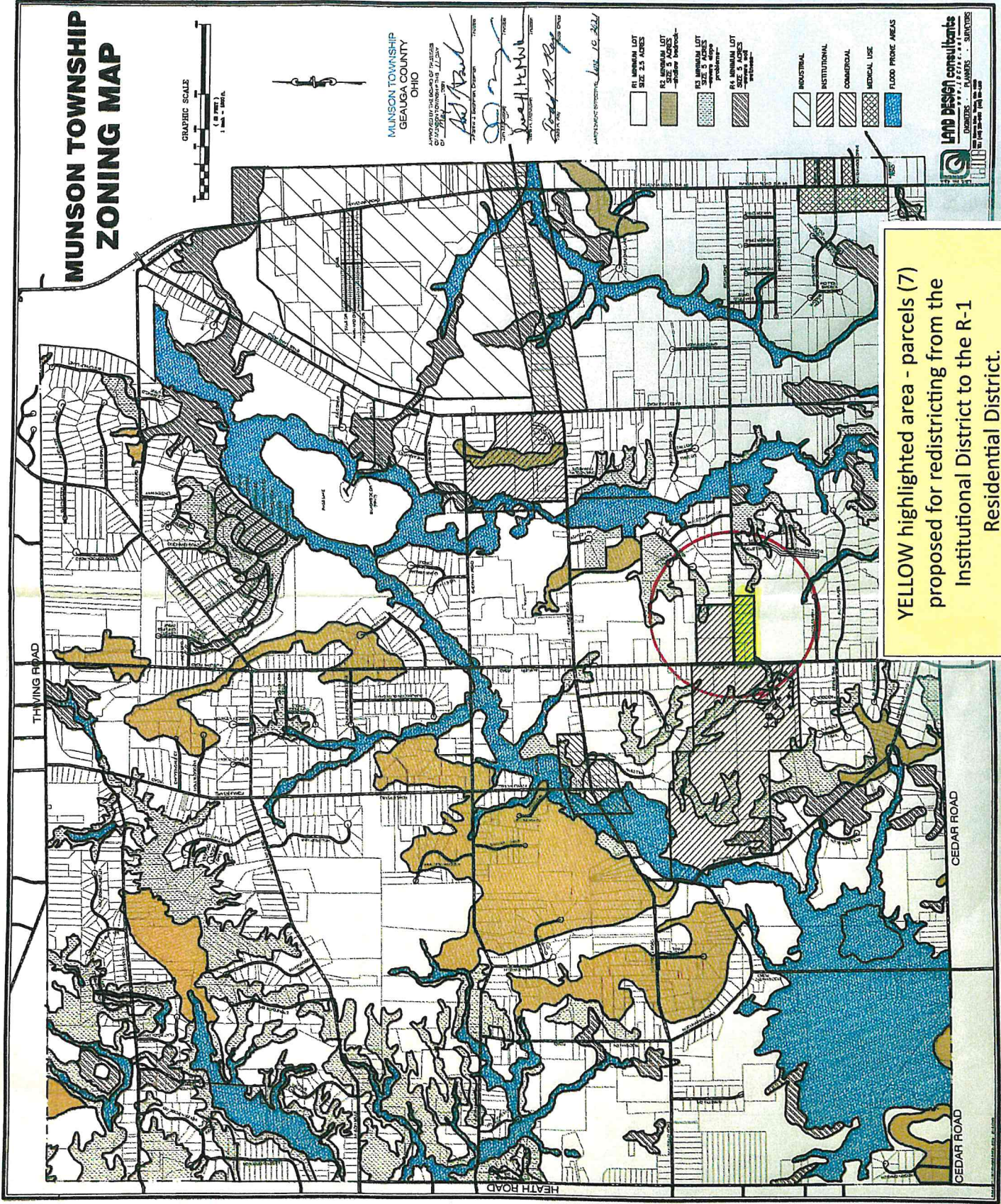
Charles E. Walder, Geauga County Auditor  
Joe Cattell, Geauga County Engineer PE, PS



1 Inch = 380.04 Feet | Scale: 4,560

This tax map was prepared by Geauga County GIS in accordance with Section 5713.09 of the O.R.C. and is for informational purposes only. It is not a legal document and should not be used for legal purposes. These and other digital data do not replace or modify land survey, deeds, and other legal instruments defining land ownership or use. Geauga County assumes no legal responsibility for this information.  
www.auditor.co.geauga.oh.us  
November 1, 2023







# Zoning Commission

## Munson Township

Chardon, Ohio

MOTION TO SET DATE  
FOR PUBLIC HEARING ON  
PROPOSED AMENDMENT TO  
TOWNSHIP ZONING MAP  
R. C. 519.12 (A)

The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 13th day of December 2023 at 6:00 p.m. with the following members present:

Nicholas Christie, Adriano Fiucci, and Glen Peck

Nicholas Christie moved the adoption of the following motion:


That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2023-02 to the Munson Township Zoning Map as attached hereto on the 10<sup>th</sup> day of January 2024 at 6pm at Town Hall.

Adriano Fiucci 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>
 Nicholas Christie	Yes
 Adriano Fiucci	Yes
 Glen Peck	Yes

Adopted the 13th day of December 2023

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission

# Zoning Commission

## Munson Township

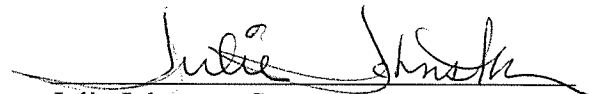
Chardon, Ohio

NOTICE OF PUBLIC HEARING  
ON A MOTION  
PROPOSING TO AMEND  
THE MUNSON TOWNSHIP ZONING MAP  
R. C. 519.12 (D)

Notice is hereby given that the Munson Township Zoning Commission will conduct a public hearing on a motion which is an amendment, identified as number 2023-02 to the Munson Township Zoning Map at the Munson Town Hall, 12210 Auburn Road at 6p.m. on Wednesday, January 10, 2024.

The motion proposing to amend the zoning map will be available for examination at the Munson Town Hall, 12210 Auburn Road from 9 o'clock a.m. to 3 o'clock p.m. from December 18, 2023 through January 10, 2024.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.



Julie Johnston, Secretary  
Munson Township Zoning Commission

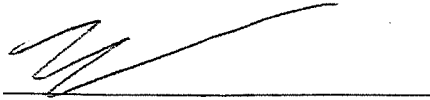
Geauga County Maple Leaf  
December 21, 2023

STATE OF OHIO               }  
COUNTY OF GEAUGA       } ss.

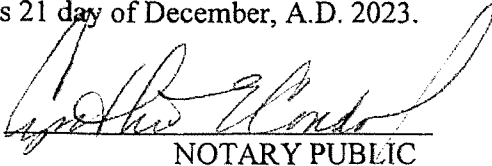
CAPTION: NOTICE OF PUBLIC  
HEARING: MUNSON TOWNSHIP  
ZONING COMMISSION: JANUARY 10,  
2024

I, Jeffrey B. Karlovec, being duly sworn,  
upon oath, depose and say that I am the  
agent of the Geauga County Maple Leaf,  
and that the annexed advertisement  
attached hereto was published in the  
GEAUGA COUNTY MAPLE LEAF, a  
weekly newspaper of general circulation  
published in the County of Geauga, State  
of Ohio, on December 21, 2023.

COST: \$76.25



Sworn to and subscribed in my presence  
this 21 day of December, A.D. 2023.

  
NOTARY PUBLIC

CYNTHIA E. CONDOL, Notary Public  
STATE OF OHIO (Cuyahoga County)  
My Commission Expires December 26, 2023

GEAUGA COUNTY MAPLE LEAF  
8389 MAYFIELD RD STE B5  
CHESTERLAND OH 44026-2553

**NOTICE OF PUBLIC HEARING  
ON A MOTION  
PROPOSING TO AMEND  
THE MUNSON TOWNSHIP  
ZONING MAP  
R. C. 519.12 (D)**

Notice is hereby given that the Munson  
Township Zoning Commission will con-  
duct a public hearing on a motion which  
is an amendment, identified as number  
2023-02 to the Munson Township Zon-  
ing Map at the Munson Town Hall, 12210  
Auburn Road at 8:00 p.m. on Wednesday,  
January 10, 2024.

The motion proposing to amend the zon-  
ing map will be available for examination  
at the Munson Town Hall, 12210 Auburn  
Road from 9:00 o'clock a.m. to 3:00 o'clock  
p.m. from December 18, 2023 through Jan-  
uary 10, 2024.

After the conclusion of the public hearing,  
the matter will be submitted to the board  
of township trustees for its action.

**Julie Johnston, Secretary**  
Dec21, 2023

PROOF OF PUBLICATION