

Munson Township

Zoning Commission Meeting

Minutes of February 24, 2011

Chairman Ron Atkinson called the hearing to order at 7:00pm. In attendance were: Dennis Medica, Lenore Pikus, Dennis Wynne, Zoning Inspector Tim Kearns, and Secretary Paula Friebertshauser. Jim Tekavec was absent.

Dennis Wynne moved and Lenore Pikus seconded to approve the minutes of January 17, 2011 as written. Motion carried.

CORRESPONDENCE –Zoning Bulletin Issues: 1/25/11 & 2010 Index.

2011 OBJECTIVES

Meetings with Becky Schlag and Dave Dietrich
Meeting with the BZA
Injection of wells
Land Use Plan review
Wind Energy Systems
Solar
Definitions

Mr. Atkinson discussed upcoming meetings with Becky Schlag (March 21), and Dave Dietrich (April 18). Members reviewed a draft of topics for discussion with Mr. Dietrich.

Copies of the Land Use Plan will be distributed to members. Mr. Atkinson provided a history of the creation of the plan.

Members discussed topics for the meeting with Ms. Schlag, some of which included: her relationship with the county, trustees, etc.; comments on the draft Wind & Solar language; how conditional uses work and what findings have to be made; pending court cases and the process; and personal liability. Mr. Atkinson will type a draft and members can add to it.

Mr. Kearns presented a map of gas wells in the area. He is notified of any wells that are going into the township. Mr. Atkinson attended a township meeting to try and find if there is a way to work with property owners to protect against the future injection of wells. The Zoning Commission agreed to encourage the Trustees and County Commissioners to support or advocate county-wide authority.

In regard to internet cafes, Ms. Pikus explained that to set one up, the business owner rents computers for \$40 per month with an annual fee of \$5000. Users give \$20 for a card and then swipe the card. There are no state regulations. Mr. Atkinson questioned what is bad about internet cafes. Ms. Pikus responded that she thinks the perception is bad because they are promoting gambling.

ZONING INSPECTOR'S REPORT

Mr. Kearns distributed the January zoning certificate listing. He informed members that the nursing home issue is over because UH found a buyer for the whole property. UH came in with their lawyers and said they wanted to go for a variance to allow the YMCA in the Institutional District, not realizing that in 1997 a variance was obtained for that exact thing. The deal has not yet been secured because of a lawsuit against the YMCA owing the county taxes. Mr. Kearns said that YMCA's worldwide have never paid taxes. The case is currently going on against Geauga County. Mr. Gliha, County Auditor, is not pushing for it and is going to tell this to the state. Provider Services will not complete the purchase until the lawsuit is resolved. Mr. Atkinson thought the new owner did not want the YMCA and it would be a separate parcel. Mr. Kearns replied no, they just didn't want to take ownership until the issue was resolved. The property will be under one ownership.

The meeting was adjourned at 9pm. The next scheduled meeting is Monday, March 21, 2011 at 7:00pm.

Ron Atkinson, Chairman

Paula Friebertshausen, Secretary