

Munson Township
Zoning Commission Meeting
Minutes of March 21, 2018

Chair Adriano Fiucci called the meeting to order at 7:08pm with and Lenore Pikus, Dennis Medica, and Sandy Schultz present. Also present were Zoning Inspector James Herringshaw and Office Manager Paula Friebertshauer (Zoning Commission Secretary Julie Johnston was on leave). Kurtis Taylor was absent. The Pledge of Allegiance was said.

Sandy Schultz moved and Lenore Pikus seconded to approve the minutes of February 21, 2018 as written, motion carried 4-0.

Zoning Inspector Report:

Members reviewed the monthly zoning report. It was noted there were two zoning certificate extensions for temporary trailers for the Sisters of Notre Dame's construction project.

Mr. Herringshaw explained that in reviewing the Conditional Use process, Conditional Use certificates are supposed to be renewed every five years by going in front of the Board of Zoning Appeals. In reviewing the existing Conditional Uses, some are overdue and two are grandfathered in (Sand Ridge and Alpine Valley). Having them come in allows the Township and the public a chance to see what the entities are doing. Mr. Herringshaw pointed out an inconsistency under Conditional Use for signage. He referred to Section 1004.9 which states that "No sign shall be placed anywhere in a residential district, except as noted in this Resolution, that is permitted in a commercial, industrial, institutional or medical use district." He thought the intent would be to allow them to have a sign under a Conditional Use. The Board agreed and will look at adding signage under Conditional Use. There will be two Conditional Uses at the April Board of Zoning Appeals hearing.

Mr. Herringshaw informed the Board that the signage on the building for the Brown Barn is the original lettering and was grandfathered in. They added the words "Brew & Que" and he looked at that as a sign alteration. Eric Payne of Payne & Payne informed him that they are looking at putting up more buildings on land to the north of the Brown Barn that is also commercial. He pointed out that under Section 503 in the Resolution it says that only one building (principal structure) is allowed upon any one lot. He spoke with Dave Dietrich and he said that was not consistent with other communities and probably was not the intent in the Commercial District. Mr. Herringshaw explained there would be three variances involving a lot split on Sherman Road (Albino residence) because of frontage and a shared driveway. There will also be a variance for a shed in the front yard.

He commented that in regards to the Cana Winery, the variance passed; however, the appellant, Walter Miraglia, has not taken care of the sign. Mr. Miraglia had discussed a Christmas light display project at Berkshire Hills that would benefit charities but has yet to drop off plans.

The next scheduled meeting is Wednesday, April 25, 2018 at 7pm.

The meeting was adjourned at 7:34pm



Adriano Fiucci, Chair



Julie Johnston, Secretary