

**Munson Township**  
**Zoning Commission Meeting**  
**Minutes of July 16, 2020**

Dennis Medica called the meeting to order at 6:10pm with Kurtis Taylor, Adriano Fiucci and Ed Hren present via Zoom electronic teleconference. Due to the ongoing viral pandemic, the meeting was held without any Zoning Commission members located in the same physical space. The meeting was open to the public, with the access link posted on the Munson Township website, conducted lawfully, in accordance with conditions established by the Ohio legislature's Substitute Amended House Bill 197. Also present was Zoning Inspector James Herringshaw and Secretary Julie Johnston along with Trustee Andy Bushman and a reporter who logged into the meeting. The Pledge of Allegiance was said.

Kurtis Taylor moved and Dennis Medica seconded to approve the minutes of June 18, 2020 as written. Motion carried, 3-0.

The Board discussed the proposed amendments to the Zoning Resolution recently back from the second informal review.

Dennis Medica moved the adoption of the following motion: That an amendment to the Munson Township Zoning Resolution, identified as number 2020-01 consisting of 3 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 16th day of July, 2020. Kurtis Taylor seconded said motion. Motion carried, 3-1.

Kurtis Taylor moved and Adriano Fiucci seconded to schedule the public hearing via Zoom electronic teleconference for Thursday, August 20, 2020 at 6pm. Motion carried, 4-0.

Adriano Fiucci moved the adoption of the following motion: That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2020-01 to the Munson Township Zoning Resolution as attached hereto on the 20<sup>th</sup> day of August, 2020 at 6pm via Zoom Teleconference. Dennis Medica seconded the motion. Motion carried, 4-0.

Kurtis Taylor moved that the Munson Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment identified as number 2020-01 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 16<sup>th</sup> day of July 2020. Dennis Medica seconded said motion. Motion carried, 4-0.

**Zoning Report**

Residents are continuing on their home projects and putting up swimming pools. The Board of Zoning Appeals will hear the case regarding Lake Geauga Recovery Centers at their upcoming meeting July 29, 2020. A large turnout is expected.

Ed Hren moved and Kurtis Taylor seconded to close the meeting at 6:57pm. Motion carried, 4-0.

  
Dennis Medica, Chair

  
Julie Johnston, Secretary

# Zoning Commission

## Munson Township

Chardon, Ohio

### MOTION TO INITIATE AMENDMENT

### TO MUNSON TOWNSHIP ZONING RESOLUTION

R. C. 519.12 (A)


Dennis Medica moved the adoption of the following motion:

That an amendment to the Munson Township Zoning Resolution, identified as number 2020-01 consisting of 3 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 16th day of July, 2020.

Kurtis Taylor 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>
 Dennis Medica	Yes
 Kurtis Taylor	Yes
 Adriano Fiucci	Yes
 Ed Hren	No

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission

7-16-2020  
Date

## Exhibit A

### **SECTION 202**

### **DEFINITIONS**

Nursing Home— A home as defined in O.R.C. Section 3721.0 *or as amended*, and used for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal assistance but not skilled nursing care. A nursing home is licensed to provide personal assistance and skilled nursing care.

401.2

#### ***Permitted Principal Uses and Structures***

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (Q) *M or as amended*.

402.1

#### ***Permitted Principal Uses and Structures***

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) *or as amended*.
- f. Type B family day-care home and Type B home – See Section 524.1

403.1

#### ***Permitted Principal Uses and Structures***

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) *or as amended*.
- f. Type B family day-care home and Type B home – See Section 524.1

404.1

#### ***Permitted Principal Uses and Structures***

- e. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) *or as amended*.
- f. Type B family day-care home and Type B home – See Section 524.1

### **SECTION 410**

### **USES NOT SPECIFICALLY MENTIONED**

Any use of land or structures, unless otherwise noted herein as a permitted principal, permitted accessory, or conditional use within any district, shall not be permitted by the Zoning Inspector unless a variance has been granted by the Board of Zoning Appeals. *Excluded are carnivals, circuses, tent meetings, bazaars, festivals, art shows, or other similar public events which are permitted activities, not requiring a Zoning Certificate, within any non-residential district and upon Place of Worship, school or similar sites within any residential district. Such uses shall only be permitted on lots where adequate off-road parking can be provided and shall not be permitted for a period longer than fifteen (15) days.*

516.2 Other Vehicles

- b. The parking or storage of commercial tractors as defined in O.R.C. Section 4501.01 (D) *or as amended*, semitrailers as defined in O.R.C. Section 4501.01 (P) *or as amended*, or any vehicle having a gross vehicle weight (gvw) of twenty-five thousand (25,000) pounds or more, other than for the purpose of making temporary delivery or service calls, shall be prohibited outside of a fully enclosed building in any residential zoning district. In all other nonresidential zoning districts, such commercial tractors, semitrailers, or vehicles with a gvw of twenty-five thousand (25,000) pounds or more shall not be parked or stored in front of the principal building on a lot unless they are within a driveway, parking or loading/unloading area pursuant to Section 521 and shall be set back from all lot lines in accordance with the regulations for the zoning district in which they are located.



519.1 ~~Carnivals, Circuses, Tent Meetings, Bazaars, Festivals, Art Shows, or Other  
Similar Public Events~~

~~The above referenced activities may be permitted within any non-residential district and upon Place of Worship, school or other similar sites within any residential district. No certificate shall be issued unless the written consent of fifty-one percent (51%) of the owners of all residentially used property within four hundred (400) feet of the temporary use site is first filed with the Zoning Inspector at least forty-eight (48) hours prior to commencement of the event. Such uses shall only be permitted on lots where adequate off-road parking can be provided and shall not be permitted for a period longer than fifteen (15) days.~~

519.21 Temporary Offices

519.32 Temporary Mobile Home

519.43 Temporary Storage Containers

519.54 Garage Sales

524.1 Child Day-Care Center

Type B family day-care home and Type B home – a permanent residence of the provider in which child care is provided for one (1) to six (6) children at one time and in which no more than three (3) children are under two (2) years of age at one time and as defined in O.R.C. Section 5104.01 ~~(UU)~~ **VV** or as amended.

524.2 Licensed Residential Facility

As defined in O.R.C. 5123.19 ~~(Θ)~~ **M** or as amended.

**SECTION 701**

**INTENT AND PURPOSE**

Within the districts established by this Resolution or amendments that may later be adopted, there exist lots, structures, or uses of land and structures which were lawful before this Resolution was passed or amended, but which would be prohibited or more restricted under the terms of this Resolution or amendment thereto. It is the intent of this Resolution to permit these nonconformities to continue until they are removed, but not to encourage their continuance. Additionally these nonconformities shall not be enlarged upon, expanded, or extended, and shall not be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

A nonconforming use may be substituted for a lawful nonconforming use provided that such use is of the same kind and character as the prior lawful nonconforming use and does not result in an increase in noise, pollution, traffic, dwelling units or in the number of persons using the property. See O.R.C. 519.19 **or as amended.**

## SECTION 804

## SOLID MINERAL EXTRACTION OPERATIONS

The purpose of this section is to insure that the solid mineral resources of Munson Township are properly managed, and that all land used for solid mineral extraction be properly located, screened, and reclaimed so as not to create a hazard or nuisance which may adversely affect the health, safety, or general welfare of the community, either immediately or in the future. Quarries, sand, peat and gravel operations, or other solid mineral extraction operations may be permitted as a conditional use within the Industrial District upon submission of satisfactory proof that such operations will not be hazardous to the neighborhood or surrounding properties. In addition to meeting the requirements of O.R.C. 519.141 ~~or~~ as amended, the applicant shall be required to comply with the following conditions:

### 1003.3 *Location*

No sign shall be located closer than five (5) feet from a front lot line or within twenty-five (25) feet of any other lot line, ~~with the exception of 1003.4, 1003.6 and 1003.8.~~

### 1003.8 *Directional Signs*

Directional signs ~~at points of ingress and egress~~ on private property, shall have a maximum area of 2.25 ~~six (6)~~ square feet per sign face. ~~and contain only directional information.~~

### 1201.2 *Affidavit of Fact Deed Addendum*

~~In order to ensure compliance with the provisions of this resolution, an application for a zoning certificate for the Residential Districts as identified by section 401, 402, 403 and 404 may include an "Affidavit of Fact Deed Addendum" pursuant to Ohio Revised Code Section 5301.252 and as set forth in the requisite form available from the zoning inspector.~~

~~The affidavit shall be recorded with the county recorder after it has been executed by the real property owner(s) and reviewed by the zoning inspector. The zoning certificate shall not be issued until a copy of the recorded affidavit has been provided to the zoning inspector.~~

### 1201.23 *Processing of Certificate*

### 1201.34 *Beginning of Construction*

### 1201.45 *Renewal of Certificate*

### 1201.56 *Schedule of Fees, Charges and Expense, and Collection Procedure*

# Zoning Commission

## Munson Township

Chardon, Ohio

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

The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 16th day of July, 2020 at 6:00 p.m. with the following members present:

Dennis Medica, Kurtis Taylor, Adriano Fiucci and Ed Hren

Adriano Fiucci moved the adoption of the following motion:

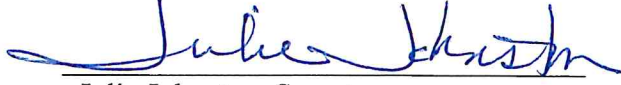
That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2020-01 to the Munson Township Zoning Resolution as attached hereto on the 20<sup>th</sup> day of August, 2020 at 6pm via Zoom Teleconference.

Dennis Medica 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
 Kurtis Taylor	Yes
 Adriano Fiucci	Yes
 Ed Hren	Yes

Adopted the 16th day of July, 2020

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission