

**Munson Township**  
**Zoning Commission Regular Meeting**  
**Minutes of July 12, 2023**

Nicholas Christie called the meeting to order at 6:00pm with Adriano Fiucci, Kurtis Taylor, Glen Peck and Edward Hren. Also present was Zoning Inspector Secretary Julie Johnston. The Pledge of Allegiance was said.

Nicholas Christie read the letter of recommendations sent from the Geauga County Planning Commission which is attached to these minutes. There was no public comment. Kurtis Taylor moved and Adriano Fiucci seconded to adjourn the public hearing at 6:08pm. Motion Carried., 5-0

Nicholas Christie moved and Kurtis Taylor seconded the following motion: That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2023-01) as written herein to the Munson Township Zoning Resolution as attached hereto. (The document in its entirety is attached to these minutes). Motion Carried 5-0

Nicholas Christie moved and Glen Peck or seconded that the Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2023-01 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 12th day of July 2023. Motion Carried 5-0

Adriano Fiucci moved and Edward Hren seconded to approve the minutes of June 14, 2023 as written. Motion carried, 5-0.

Points of Discussion:

As mentioned at the previous meeting, it is time for a review of the Zoning Resolution. Each member was assigned an Article. Adriano Fiucci was assigned Article 1 which the Board reviewed in its entirety. There were a few punctuation questions along with a question regarding 102 (a) for Dave Dietrich of Bainbridge who wrote the Model Zoning that the current Resolution was derived from.

Zoning Report

Jim Herringshaw shared with the Board that there will be three (3) variance hearings at the Board of Zoning Appeals meeting scheduled this month. One is for an inground pool without a fence. That resident would like to use a power safety cover. Morning Star Church would like a larger sign on the Ravenna Road. There were a few violation letters sent to residents which are fueled by complaints.

The next meeting will be on Wednesday, August 9, 2023 at 6pm at Munson Town Hall.

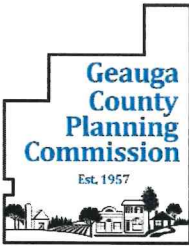
Nicholas Christie moved and Adriano Fiucci seconded to adjourn the meeting at 7:27pm. Motion carried, 5-0.



Nicholas Christie, Chair



Julie Johnston, Secretary



RECEIVED  
7/14/23

## Geauga County Planning Commission

12611 Ravenwood Dr. • Suite #380 • Chardon, OH 44024  
Phone: (440) 279-1740 • Email: [Planning@co.geauga.oh.us](mailto:Planning@co.geauga.oh.us)  
<https://bocc.geauga.oh.gov/departments/planning-commission>

---

July 11, 2023

Ms. Julie Johnston  
Munson Township Zoning Commission  
12210 Auburn Road  
Chardon, Ohio 44024

Re: Proposed Zoning Amendment 2023-01  
Initiated on June 14, 2023

Please be advised that the Geauga County Planning Commission at its meeting held on July 11, 2023 voted to recommend approval with modifications of the proposed Munson Township Zoning Amendment 2023-01 as initiated by the Zoning Commission on June 14, 2023 as follows:

1. Article 2, Section 202: Recommend defining “designated charging area” as it would be open to interpretation or remove the language.
2. Article 4, Section 407.2: Recommend the Township review the zoning resolution and map for consistent reference regarding Flood Prone District, Flood Plain, and Flood Prone Area. It is recommended that this be a separate amendment.
3. Article 5, Section 529, 1<sup>st</sup> paragraph: Recommend language be “...shall be a permitted accessory use in the Commercial, Industrial...”
4. Article 5, Section 529(e): Recommend reducing sign size three (3) square feet.

Pursuant to R.C. 519.12, the Planning Commission’s recommendation must be considered by the Zoning Commission at its public hearing regarding the proposed amendment. Subsequent to the hearing, the recommendation is to be forwarded to the Board of Township Trustees. If the subject amendment is adopted by the Board of Trustees, a copy thereof must be provided to this office within five (5) days after its effective date.

If you have any questions, please contact the Planning Commission at (440) 279-1740.

Sincerely,

Linda M. Crombie, AICP  
Planning Director, Geauga County Planning Commission

c: Susan Wieland, APA  
Amendment file

# Zoning Commission



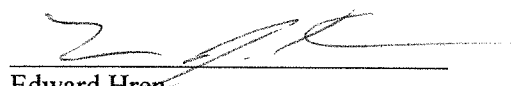
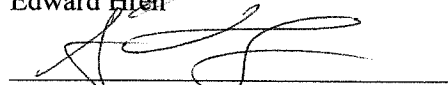
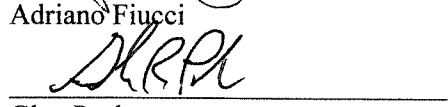
## Munson Township

Chardon, Ohio

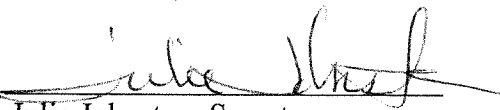
SUBMISSION OF RECOMMENDATION  
OF TOWNSHIP ZONING COMMISSION  
ON PROPOSED AMENDMENT TO ZONING  
RESOLUTION TOGETHER WITH MOTION AND TEXT  
PERTAINING THERETO AND THE  
RECOMMENDATION OF THE COUNTY  
PLANNING COMMISSION TO THE BOARD  
OF TOWNSHIP TRUSTEES  
R. C. 519.12 (E)

The Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2023-01 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 12th day of July 2023.

### Munson Township Zoning Commission

<u>Member</u>	<u>Yes or No</u>
 Nicholas Christie	Yes
 Kaitis Taylor	Yes
 Edward Hren	Yes
 Adriano Fiucci	Yes
 Glen Peck	Yes

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this \_\_\_\_\_ day of July 2023.

\_\_\_\_\_  
Todd Ray, Township Fiscal Officer

# 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 12th day of July 2023 at 6:00 p.m. with the following members present:

Nicholas Christie, Kurtis Taylor, Edward Hren, Adriano Fiucci and Glen Peck

Nicholas Christie moved the adoption of the following motion:

That the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2023-01) as written herein to the Munson Township Zoning Resolution as attached hereto.


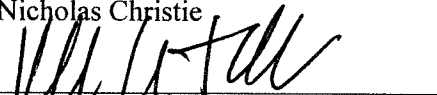
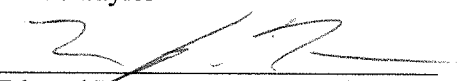


**Electric Vehicle Charging Station (EVCS) Space** – Those parking spaces located in a parking lot, or parking garage, or ~~designated charging area~~ with Electric Vehicle Charging Stations (EVCS).

**SECTION 529 ELECTRIC VEHICLE CHARGING STATIONS (EVCS)**

Electric Vehicle Charging Stations (EVCS) shall be a permitted accessory use in the Commercial, Industrial, Institutional, Medical Use Zoning Districts; and, in regard to conditional uses in the Residential Zoning District as an accessory use upon issuance of a Zoning Certificate, subject to the following regulations:

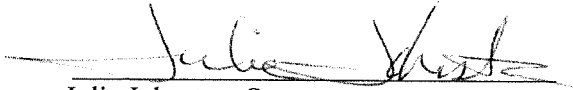
- e. The EVCS space shall be designated by pavement identification markings and a permanent sign immediately adjacent thereto with a maximum face size of ~~four~~ three (4-3) square feet. Sign height shall not exceed six (6) feet.

Kurtis Taylor 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
 Kurtis Taylor	Yes
 Edward Hren	Yes
 Adriano Fiucci	Yes
 Glen Peck	Yes

Adopted the 12th day of July 2023

Attested to by:

  
Julie Johnston, Secretary  
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this \_\_\_\_\_ day of July 2023.

\_\_\_\_\_  
Todd Ray, Township Fiscal Officer