

Munson Township

Zoning Commission Meeting

Minutes of August 20, 2012

Chairman Jim Tekavec called the meeting to order at 7:00pm with Ron Atkinson, Heather Crawford, Lenore Pikus, and Dennis Medica present. Also present was Zoning Inspector Tim Kearns and Secretary Paula Friebertshauser.

Ron Atkinson moved and Dennis Medica seconded to approve the minutes of July 23, 2012 as written. With a unanimous vote, motion carried.

CORRESPONDENCE – Zoning Bulletin July 10, 2012 issue; renewal notice for the Zoning Bulletin.

Dennis Medica moved and Ron Atkinson seconded that the Trustees encumber \$249.48 to renew the Zoning Bulletin. With a unanimous vote, motion carried.

Mr. Tekavec spoke with George Smerigan of Oxbow Engineering and felt the funds in place would be sufficient for Mr. Smerigan to review and address issues the Board had in regard to the resolution. Ron Atkinson moved and Jim Tekavec seconded to request that the Trustees encumber up to \$2,500 to retain the services of George Smerigan of Oxbow Engineering. With a unanimous vote, motion carried.

Mr. Tekavec distributed an email from Rebecca Schlag, township legal counsel, regarding her response to his inquiry on how in-law suites should be addressed in the township's zoning.

There was much discussion amongst board members on the subject of in-law suites. Mr. Atkinson felt that "living and cooking together" in the family definition was a key determination. Mr. Kearns commented that his problem is when a property owner puts in a separate unit, because that could easily be turned into an apartment. Mr. Atkinson added that some in-law suites in other states are considered a conditional use. The Board decided to have Mr. Smerigan review the in-law suite issue along with the definitions of family and dwelling unit, etc.

Mr. Atkinson distributed material regarding fences. Members would review for discussion at the next meeting.

Members then reviewed the proposed draft of the zoning resolution. It was agreed that Mr. Tekavec would draft a letter for retention to Mr. Smerigan that would be sent with the draft resolution. He would ask Mr. Smerigan for written comments and a date to meet with the Board.

ZONING INSPECTOR'S REPORT

Mr. Kearns distributed the July Zoning Certificate Listing. He pointed out there were three new homes applied for.

Mr. Atkinson asked Mr. Kearns if the Trustees have approved for demolition the home at 11040 Mayfield Road and the Brown Barn. Mr. Kearns replied "no". Mr. Kearns informed members

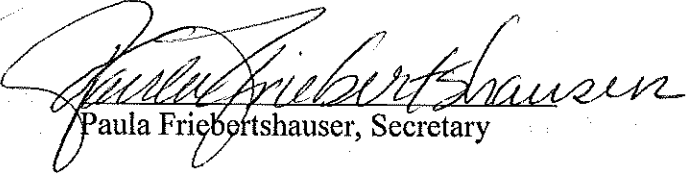
that funds have been made available for demolitions through a grant to Geauga County collected from bank fees. Mr. Klingmann is applying for the funding for demolition of his home on Rockhaven.

Under other business, Mr. Kearns asked about collecting fees for cell towers. The township had removed the wireless telecommunications language from the resolution as they are considered public utilities. Mr. Tekavec suggested Mr. Kearns get in touch with other communities and see what their basis is for charging fees.

It was noted that the agenda for the next meeting will include: fences, child care, and zoning priorities. The next meeting will be Monday, September 17, 2012.

The meeting was adjourned at 9:09pm.


James Tekavec, Chair


Paula Frieberthausen, Secretary