

Munson Township

Zoning Commission Meeting

Minutes of August 1, 2017

Kurtis Taylor called the public hearing to order at 6:00pm, with Sandy Schultz, Adriano Fiucci, Zoning Inspector James Herringshaw and Secretary Julie Johnston present. Dennis Medica and Lenore Pikus were absent.

The Pledge of Allegiance was said.

Adriano Fiucci read the recommendations of the Geauga County Planning Commission. There was no public comment. The public hearing was closed at 6:06pm and the regular meeting immediately followed.

Kurtis Taylor moved and Sandy Schultz seconded to approve the minutes of June 26, 2017 as written, motion carried.

A resident joined the meeting with questions regarding free standing solar energy panels. He wants to know why a fence surrounding the panels is required per Section 526.2 in the Munson Zoning Resolution. The Board responded it was included due to safety concerns for both humans and animals.

Zoning Inspector Report:

Zoning Inspector James Herringshaw distributed the July Zoning Certificate report.

Mr. Herringshaw has noticed that the temporary signs in the Township are out of control. He will be taking photos of businesses and facilities with improper signs (political signs exempt). Kurtis Taylor mentioned the size of the signs should be listed on zoning certificates.

Junk vehicles – Mr. Herringshaw asked that the Article 2 definition of junk vehicles be altered to make it more enforceable. This will be reviewed in the near future.

Updates in Township – Notre Dame will be coming in for their first double unit zoning certificate. Maple City Taps will open a restaurant in the old Brown Barn property and someone is interested in the white building located at the rear of the property. Todd Peterson will be purchasing one of the parcels for his offices.

Bed & Breakfast - A potential buyer is looking at a 48 acre parcel located on Bass Lake Road currently zoned agricultural for a Bed & Breakfast. The Ohio Zoning code states that it is permitted under Agritourism. He is looking into this with the Geauga County Prosecutor.

Kurtis Taylor moved that the Munson Township Zoning Commission recommends the approval of the following modifications to the proposed amendment (2017-01) to the Munson Township Zoning Resolution as attached hereto.

Section 102

For any activities permitted and regulated under Chapter 1509, 1513, or 1514 of the Revised Code and any related processing activities, the Board of Township Trustees may regulate under the authority conferred by this Section only in the interest of public health and safety or general welfare, and in accordance with the Munson Township Land Use Plan. Additional purposes of this Resolution are:

Section 202

Set Back Line diagram will revert back to original. No change.

Section 901

901.32 Prohibited Areas

901.43 Fees

901.65 Site Plan

Section 901 b

- b. A wireless telecommunications tower and appurtenant facilities may be permitted within a recorded electric high tension power line easement. A tower located within said easement shall not be subject to the regulations set forth in this Section 901.2-901.1(p), (w), and v5 (ys).

Section 901.1 (v)

sv. If at any time the use of a wireless telecommunications tower, equipment shelter, and appurtenances is discontinued for sixty (60) consecutive days, said facilities shall be deemed abandoned. The owner or operator shall notify the zoning inspector, in writing, of any non-use longer than twenty-one (21) days and the expected date of re-use. The zoning inspector shall notify the applicant in writing by certified mail (return receipt requested) and advise that the facility must be reactivated within thirty (30) days or it must be dismantled and removed from the site at the cost of the owner or lessee within one hundred and twenty (120) days. If reactivation or dismantling does not occur, the conditional zoning certificate for the site shall be revoked following a hearing thereon by the board of zoning appeals. During any period of discontinuance of said telecommunications facility, the owner/operator shall be responsible for the exterior maintenance of all equipment, appurtenances and landscaping. The subject lot shall at all times be kept in good repair. The board of zoning appeals inspector shall require a cash or surety bond of not less than \$100.00 per vertical foot from natural grade as part of a conditional zoning certificate to ensure such conditions regulations, including but not limited to the removal of the tower, are met.

Sandy Schultz seconded the motion, and with an unanimous vote, motion carried.

Kurtis Taylor moved that The Munson Township Zoning Commission hereby submits the attached recommendation on the proposed amendment, identified as number 2017-01 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 1st day of August 2017.

Sandy Schultz seconded the motion, and with an unanimous vote, motion carried.

The above documents in their entirety and correspondence signed are attached as part of the minutes.

The next scheduled meeting is Tuesday, September 19, 2017 at 7pm.

Kurtis Taylor moved and Adriano Fiucci seconded to adjourn the meeting at 7:00pm.



Sandy Schultz, Vice



Julie Johnston, Secretary

Zoning Commission


Munson Township

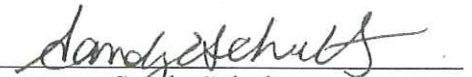
Chardon, Ohio

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 2017-01 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 1st day of August 2017.

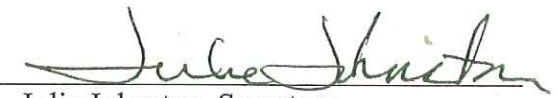
Munson Township Zoning Commission


Kurtis Taylor


Sandy Schultz


Adriano Fiucci

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this 8th day of August 2017.


Judith Toth, 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 1st day of August 2017 at 6:00 p.m. with the following members present:

Kurtis Taylor, Sandy Schultz and Adriano Fiucci

Kurtis Taylor moved the adoption of the following motion:

That the Munson Township Zoning Commission recommend the approval of the following modifications to the proposed amendment (2017-01) to the Munson Township Zoning Resolution as attached hereto.

Section 102

For any activities permitted and regulated under Chapter ~~1509~~, 1513, or 1514 of the Revised Code and any related processing activities, the Board of Township Trustees may regulate under the authority conferred by this Section only in the interest of public health **and safety** ~~or general welfare~~, and in accordance with the Munson Township Land Use Plan. Additional purposes of this Resolution are:

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Section 901.1 (v)

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for the site shall be revoked following a hearing thereon by the board of zoning appeals. During any period of discontinuance of said telecommunications facility, the owner/operator shall be responsible for the exterior maintenance of all equipment, appurtenances and landscaping. The subject lot shall at all times be kept in good repair. The board of zoning appeals inspector shall require a cash or surety bond of not less than \$100.00 per vertical foot from natural grade as part of a conditional zoning certificate to ensure such conditions regulations, including but not limited to the removal of the tower, are met.

Sandy Schultz 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>
 Kurtis Taylor	Yes
 Sandy Schultz	Yes
 Adriano Fiucci	Yes

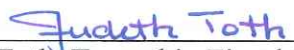
Adopted the 1st day of August 2017

Attested to by:



Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Munson Township Board of Township Trustees this 8th day of August 2017.


Judith Toth, Township Fiscal Officer

RECEIVED
7/14/17

GEAUGA COUNTY PLANNING COMMISSION

470 CENTER STREET, BUILDING 1C

CHARDON, OHIO 44024-1071

(440) 285-2222, 564-7131, 834-1856 (EXT. 1740)

DIRECT LINE: (440) 279-1740

FAX NO.: (440) 285-7069

E-MAIL: ddietrich@co.geauga.oh.us

CHARLES R. STEVENS, CHAIRMAN

DAVID C. DIETRICH, AICP, PLANNING DIRECTOR

RECEIVED
MUNSON ZONING COMMISSION

DATE 7/14/17

NOTED WGT

NOTED AME

NOTED SS

NOTED _____

NOTED _____

July 13, 2017

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

RE: Munson Township Zoning Amendment No. 2017-01
Initiated June 26, 2017

Dear Ms. Johnston:

Please be advised that the Geauga County Planning Commission, at its regular meeting held on July 11, 2017, voted to recommend approval of proposed Munson Township Zoning Amendment No. 2017-01 initiated on June 26, 2017 by the Zoning Commission with the following modifications.

- In Section 102, the second paragraph, delete general welfare. It is no longer cited in the statute (ORC 519.02).
- The arrow in the front setback line diagram under Section 202 should not be changed. As proposed, it would conflict with the definition of front setback line. The front setback is measured from the road right-of-way margin, not the centerline.
- The definition of storage containers in Section 202 seems unclear as to what is to be controlled. It should be more specific to correlate with proposed Section 519.4. The intent appears to relate to storage pods.
- Due to the deletion of Section 901.2, the subsequent section numbering should be addressed accordingly.
- Section 901.1(b), in the second sentence, the letters in parenthesis should be lower case. Due to the proposed change from a conditional use to a permitted use, Section 901.1(v) should be revised as indicated:

per
Karen-PC
disregard

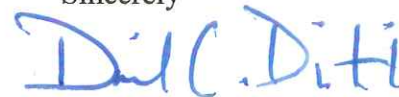
Page 2
Ms. Julie Johnston
July 13, 2017

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regulations

Pursuant to R.C. Section 519.12, the County Planning Commission's recommendation must be considered at the public hearing held by the Zoning Commission on the subject amendment. Subsequent to the hearing, the recommendation must be forwarded to the Board of Township Trustees for review. If the amendment is ultimately adopted, copies thereof must be submitted to the County Recorder and to the County Planning Commission within five working days after its effective date.

If there are any questions, kindly contact the undersigned.

Sincerely



David C. Dietrich, AICP
Planning Director

cc: Susan Wieland, APA
file



RECEIVED
MUNSON ZONING COMMISSION

GEAUGA COUNTY PLANNING COMMISSION
470 CENTER STREET, BUILDING 1C
CHARDON, OHIO 44024-1071
(440) 285-2222, 564-7131, 834-1856 (EXT. 1740)
DIRECT LINE: (440) 279-1740
FAX NO. (440) 285-7069
E-Mail: ddietrich@co.geauga.oh.us

DATE 6/30/17
NOTED WTT
NOTED ASJ
NOTED SS
NOTED _____
NOTED _____
NOTED _____
emailed

CHARLES R. STEVENS, CHAIRMAN
DAVID C. DIETRICH, AICP, PLANNING DIRECTOR

JUNE 30, 2017

TO: COUNTY PLANNING COMMISSION MEMBERS
SUSAN WIELAND, APA
MUNSON TOWNSHIP ZONING COMMISSION
GERARD MORGAN, P.E., J.D.

FROM: DAVID C. DIETRICH *DD*
PLANNING DIRECTOR

WHAT: GEAUGA COUNTY PLANNING COMMISSION MEETING

WHERE: 470 CENTER STREET, BUILDING 1-C
COUNTY PLANNING COMMISSION MEETING ROOM

DATE: TUESDAY, JULY 11, 2017

TIME: 7:30 A.M.

AGENDA: ENCLOSED

COUNTY PLANNING COMMISSION AGENDA
JULY 11, 2017 MEETING
7:30 A.M.

PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. APPROVAL OF MINUTES FOR THE JUNE 13, 2017 REGULAR MEETING
3. FINANCIAL REPORT AND APPROVAL OF EXPENSES
4. OTHER BUSINESS:
 - A. GERARD MORGAN, P.E., J.D., DIRECTOR
COUNTY WATER RESOURCES DEPARTMENT
5. DIRECTOR'S REPORT
6. ZONING AMENDMENTS TO BE REVIEWED:
 - A. MUNSON TOWNSHIP ZONING AMENDMENT NO. 2017-01
INITIATED JUNE 26, 2017
7. NEW BUSINESS:
 - A. OPINION REQUEST FROM SUSAN WIELAND, APA
 - B. USGS AGREEMENT AND SCOPE OF SERVICES
8. ADJOURNMENT