

## PARKMAN TOWNSHIP ZONING COMMISSION

November 20, 2013

A motion was made by James Vaughan to call the meeting of the Parkman Township Zoning Commission to order at 7:00 p.m., November 20, 2013. Carlos Nieves seconded the motion. Motion carried unanimously. In attendance were Zoning Commission members-Carlos Nieves, Scott Villers, Len Hall, James Vaughan, Paul Nalepa, Jerry Jacobs, Zoning Inspector-John Spelich, and Secretary-Renee Patry.

Members not present-Debbie Wilson

### **Approval of Minutes**

A motion was made by Len Hall and seconded by Jerry Jacobs to approve the September 24, 2013 minutes as submitted. Motion carried unanimously.

A motion was made by Scott Villers and seconded by Len Hall to approve the October 22, 2013 Parkman Township Joint Meeting of Zoning Boards and Trustees minutes as amended. Motion carried unanimously.

### **Old Business**

- Accessory Building Size-Carlos Nieves asked the members what they thought about increasing allowed accessory building square footage. Allowing a larger size building on a lot with a larger amount of acreage was discussed. It was discussed that no matter what size it is, someone will want it bigger. Scott Villers suggested the possibility of using a percentage for lot coverage. There was also concern that if there were larger accessory buildings allowed what would happen to them when they are no longer in use. Len Hall questioned what would happen if there is a large accessory building on a 10 acre lot that the owner decides he would like to split the lot at a later date. He asked if the lot would become unsplitable. James Vaughan pointed out that in Hunting Valley there was an incident in which in order to get around the square footage size requirement the builder increased the height of the building. Len Hall suggested contacting Dave Dietrich at the Geauga County Planning Commission to ask him about lot splitting with large buildings, and ask for his recommendation on increasing accessory building size on larger lots. It was also suggested to ask what other Townships are doing about this issue. Len Hall said he would try to contact the Planning Commission about these questions.
- In-Law Suites-Carlos Nieves said he attempted to look up information on the web site for Troy Township to see what they had in their Zoning Resolution regarding in-law suites. He said he was unable to find anything. It was noted that an addition to a house would require a building permit. It was discussed that in some cases a tool shed or out building has been turned into a little house. Len Hall reminded the members that the Zoning Commission discussed duplexes at

one time, and a duplex would require a second septic system. Paul Nalepa told the members that in Fowler Township they had a problem with property owners putting in a trailer for the in-law's, and after it was no longer in use it was never removed. He said this could lead to devaluation of surrounding property. It was discussed that in Parkman Township the Zoning does not allow mobile trailer homes. Members noted that in Parkman Township Zoning Resolution only single family dwellings are allowed. If an in-law suite is in a different building there would be 2 houses on one lot.

- Enforcement-Jerry Jacobs said that Mr. Spelich is a thorough as any Zoning Inspector Parkman has had. The members asked Mr. Spelich what happens when permits are issued. Mr. Spelich explained that before a building permit can be issued they must have a Zoning permit. He said to get an address for a property they must have a permit for a culvert. John Spelich told the Board about a recent area variance request. He said the Geauga County Planning Commission will not approve this lot split without the variance because of the way the surveyor measured the front area of the property. He measured from the center of the road and the Planning Commission is requiring it from the edge of the road. Therefore the resident is short .13 acres of area, to meet the Zoning Regulation requiring 2.5 acres. He also reported to the Commission about a residence on Tavern Road where there is an accessory building being used for a rental apartment. There was no permit for septic or electric. Parkman Auto and CNC Productions were also briefly discussed.
- Building Measurement-Measuring the footprint of a building was briefly discussed. The question was raised as to whether you measure a foot print of a building inside or outside the foundation, as well as square footage of a house, if this includes the first and second floor.
- Home Occupations-Home Occupations were discussed. The following were named for possible addition to Home Occupations: firewood, variety store, salvage store, and book store. The Board plans to continue this discussion at the next meeting.
- Hosmer Road-Carlos Nieves reported that the property with a large accessory building used for metal fabrication has an accessory building that is required to be removed as part of the Judgment Entry. He reported that as of this time the building has not been removed.

### **New Business**

- The next Zoning Commission meeting will be January 28, 2013 at 7:00 p.m. The Zoning Commission will not meet in December.

### **Adjournment**

A motion was made by Paul Nalepa, and seconded by Jerry Jacobs to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

Respectfully Submitted,

Renee Patry

Zoning Secretary

Approved,

Carlos Nieves

Chair