

## PARKMAN TOWNSHIP ZONING COMMISSION

Public Meeting September 24, 2013

The public meeting of the Parkman Township Zoning Commission was called to order at 7:01 p.m. September 24, 2013 by Carlos Nieves. In attendance were Zoning Commission members, Carlos Nieves, Scott Villers, Debbie Wilson, Jerry Jacobs, and Leonard Hall, Zoning Inspector John Spelich, Zoning Secretary-Renee Patry, and Harry Fisher.

Members not present-James Vaughan, and Paul Nalepa

### **Approval of Minutes**

A motion was made by Scott Villers and seconded by Leonard Hall to approve the August 27, 2013 regular meeting minutes as submitted. Motion carried with vote as follows: Carlos Nieves-yes, Scott Villers-yes, Jerry Jacobs-yes, Leonard Hall-yes, and Debbie Wilson abstained because not at the meeting.

### **Public Meeting**

Carlos Nieves opened the public meeting for proposed amendment 2013-1 to the Parkman Township Zoning Resolution. Renee Patry-Zoning Secretary presented the members with the Geauga County Planning Commission review of the Proposed Amendment 2013-1 reviewed at their September 10, 2013 meeting. They voted to recommend approval of the proposed amendment subject to two comments. The comments were reviewed by the Zoning Commission. It was decided to make the following modifications to the Proposed Amendment 2013-1: Section 403.3 (H) (1) (f) add a next to maximum, and Section 403.3(H) (1) (a) add recovery between of and vehicles stored to read Maximum number of recovery vehicles stored. The members decided this would eliminate a conflict between (a) and (f) in that section.

Carlos Nieves asked Harry Fisher from Amen Towing if he had time to review the proposal and if he had any comments or concerns. He said it looked ok, but did explain that there may be the potential at times for a vehicle to have to stay longer than 7 days. In this instance, it would be out of Amen Towing control and because the Sheriff Department has put a hold on the vehicle and this would be documented in the paperwork. He indicated the Zoning Inspector could review the paperwork at any time. Carlos Nieves asked about a new entrance to the property that he has observed while driving by. Mr. Fisher said this was part of the agreement he has with the person he is renting the property from. He said he asked for a separate entrance and the persons leasing him the property are in charge of that project. John Spelich-Zoning Inspector indicated they would be required to obtain a permit from the State of Ohio for the entrance. Carlos Nieves asked about the fencing regulations for the property as proposed in the regulation. Mr. Fisher indicated he was aware of the proper fencing needed and intended to install proper fencing. He is waiting until things have been settled. No one else from the public was present. The public meeting was closed.

Carlos Nieves moved that the Parkman Township Zoning Commission recommend the approval of proposed amendment 2013-1 to the Parkman Township Zoning Resolution with the following modification: Section 403.3 (H)(1)(f) add a next to maximum, and Section 403.3 (H)(1)(a) add recovery between “of” and “vehicles stored”. Debbie Wilson seconded the motion. The roll call vote was as follows: Carlos Nieves-yes, Scott Villers-yes, Jerry Jacobs-yes, Leonard Hall-yes, and Debbie Wilson-yes. Motion carried unanimously.

Carlos Nieves made a motion seconded by Scott Villers to submit the recommendation on the proposed amendment identified as number 2013-1 to the Parkman Township Zoning Resolution together with the attached motion and text pertaining thereto and the attached recommendation of the Geauga County Planning Commission to the Parkman Township Board of Trustees. Roll Call Vote as follows: Carlos Nieves-yes, Scott Villers-yes, Jerry Jacobs-yes, Leonard Hall-yes, and Debbie Wilson-yes. Motion carried unanimously.

### **Zoning Inspector Report**

Mr. Spelich reported that Rebecca Schlag-APA had done an inspection of the large building built at the corner of Nash and Newcomb Road. The inspection was to determine the use of the structure. He said that after 45 minutes, Rebecca Schlag indicated it was an agriculture use. Mr. Spelich said the building was being used to house about 17 different farming implements; the resident was growing hay on most of the property. He said the resident indicated he has auctions in the building 2-3 a month. There is no lease for the building, and if anyone wants to use it they pay what they can.

Carlos Nieves asked if he had heard anything from Mr. Kurtz about his salvage store. Mr. Spelich indicated he had not heard anything.

### **Old Business**

Carlos Nieves reported that he has noticed several Semi-Trucks delivering things to the Weaver property. He indicated there has been an increase of traffic on that road. Scott Villers asked if the metal fabrication business was noisy. Carlos Nieves said he did not hear any noise from the business.

### **New Business**

- Joint Meeting-There will be a Joint Meeting October 22, 2013 with Zoning Boards, Zoning Inspector, and the Trustees. The Secretary reported that the meeting was for open issues raised at the last joint meeting. Several of the open issues were briefly discussed including building size, in-law suites and personal liability of Board of Zoning Appeal Members. Debbie Wilson indicated the Township probably has this included in its insurance, and if a person wanted to protect themselves, insurance can be added to their homeowner's policy and would not be very expensive. Members expressed frustration that the Amish complained about Zoning Regulations at the Joint Meeting and no one from the Amish Community has come to the Zoning Commission except for Mr. Kurtz.

- Zoning Commission Schedule-The next regular meeting of the Zoning Commission will be moved to November 20, 2013 at 7:00 p.m. The December meeting will be canceled. At the November meeting in-law suites and pools will be discussed.

**Adjournment**

A motion was made by Carlos Nieves and seconded by Jerry Jacobs to adjourn the meeting at 8:21 p.m. Motion carried unanimously.

Respectfully Submitted,

Approved,

Renee Patry

Carlos Nieves

Zoning Secretary

Chair