

PARKMAN TOWNSHIP ZONING COMMISSION

JANUARY 28, 2014

A motion was made by Scott Villers to call the meeting of the Parkman Township Zoning Commission to order at 7:05 p.m., January 28, 2014. Leonard Hall seconded the motion. Motion carried unanimously. In attendance were Zoning Commission members – Carlos Nieves, Scott Villers, Leonard Hall, James Vaughan, Debbie Wilson, and Kathy Clossin. Also, present were Roger Anderson and John Ferguson.

Member not present, Jerry Jacobs.

New alternate member Kathy Clossin was introduced and welcomed to the Zoning Commission. She was given a copy of the Zoning Resolution.

Approval of Minutes

A motion was made by Scott Villers and seconded by Leonard Hall to approve the November 20, 2013 minutes as amended. Motion carried unanimously. Debbie Wilson and Kathy Clossin abstained.

New Business

- Chairman and Vice-Chairman – A motion was made by James Vaughan and seconded by Leonard Hall to nominate Carlos Nieves for Chairman of the Zoning Commission and Scott Villers for Vice-Chairman of the Zoning Commission. Motion carried unanimously.

Old Business

- Leonard e-mailed Mr. Dave Dietrich with the question, if a home owner builds the largest building permitted by lot size, what prevents the home owner from later splitting the lot to a smaller lot that would not permit the building. Mr. Dietrich responded, that the zoning inspector is required to review and approve/disapprove all lot splits prior to County Planning Commission action on them. So, if an accessory building does not comply with respect to a smaller lot, the Zoning Inspector should deny the lot split. The owner does, however, have the right to appeal this decision to the Board of Zoning Appeals. This brings to question if John Spelich, the Zoning Inspector, gets notified on lots splits?
- Conversation continued with members on their thoughts concerning allowed accessory building sizes and increasing the square footage. This was a question that was brought up at the joint commission meeting in October and in the November meeting. Concerns of larger square footage for buildings in residential areas came into question. James felt if we keep increasing the square footage soon the accessory building will become larger than the dwelling itself on the property. Is this situation only for home businesses that have recently come into

question. Carlos noted that we have 2 buildings go up in the past year, one 8,400 square feet the second 12,000 square feet. Both located in a residential area. Kathy asked if there was any penalty for starting construction that does not meet zoning regulations. Debbie stated that possibly more square footage is needed for accessory buildings in larger acreage lots. Section 402.2 (G) was discussed on possibly increasing the square footage of accessory buildings or possibly amending the maximum of accessory buildings on a lot. Scott was checking percentage of area to acreage.

- The conversation continued on the question brought-up about in-law suites. It is stated in section 402.1 (H), there shall be no more than one (1) single family detached dwelling on a lot. Therefore, a separate building as suite is not permitted. Len stated that he will e-mail Dave Dietrich to see if the county or another township has any regulations for in-law suites.
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Next Meeting

- The next Zoning Commission meeting will be February 25, 2014 at 7:00 p.m.
- At the next meeting the board will continue discussion on square footage for accessory buildings. Also, in-law suites & home occupations.

Adjournment

A motion was made by Carlos Nieves and seconded by Scott Villers to adjourn the meeting at 8:45 p.m. Motion carried unanimously.

Respectfully Submitted

Approved,

Carlos Nieves

Zoning Secretary

Chair