**Parkman Township Zoning Commission**

**Minutes**

**March 26, 2014**

**Zoning Commission Members Present:** Carlos Nieves, Scott Villers, Leonard Hall, Jerry Jacobs, Kathy Clossin and Jan Helt (Secretary)

**Member not Present**: Debbie Wilson and James Vaughn

**Others Present:** Jon Ferguson

The meeting was called to order at 7:00 P.M. by Carlos Nieves and seconded by Jerry Jacobs. Motion carried unanimously.

**Approval of Minutes:**

A motion was made by Len Hall and second by Scott Villers to approve the minutes of the February 26, meeting. The motion carried unanimously.

 Kathy asked why you cannot google a property and get all the information you need there. Len said because google is less accurate than Geauga Access. Johm Spelish our Zoning Inspector and Jan Helt our secretary do use Geauga Access to get the information they need, but even that is not accurate. John does go to the property in question and physically inspects it. That is part of the process when we have an appeal.

**Old Business:**

* Home Occupation:

Carlos asked the question do we need to add on to the home occupation list? Some home occupations we need to add maybe are bakery, firewood, salvage stores, home healthcare, sandblasting and maybe retail store. Or do we just keep the list we have and if someone wants something not on the list they have to go to the BZA or ask ZC to add it to the list. Most people are in a big hurry so they do not want to wait the 6 months process it takes to add it to the list. No one has ever asked the ZC to add something that is not already in the books.

Jerry said he talked to someone from Nelson Township and they said they do not have that many home occupations in their community.

 Len asked how do we control these salvage stores. He wanted to know if the county had anything to say about these salvage stores popping up all over the county.

They are saying it is against the zoning regulations and it is up to the Zoning Commission to control it. It is not in the zoning books and it is not legal. Scott said as long as they stay within the legal limits it should be ok.

 Carlos said the different salvage stores he has been in have at least 4 or 5 young people working stocking etc. the limit is 2 for a home occupation. You can have more if they are family members and how do we determine that. Carlos feels we should limit these salvage stores in the area. We definitely do not want larger accessory buildings, and we only allow one flag lot to each property. We have no idea how many of these salvage stores we have in Parkman at this time.

Kathy suggested we have everyone get a permit for salvage stores or any kind of home occupation at no cost to them (free) so we can at least have an idea as to how many salvage stores and different home occupations we have in our community. Right now we charge $30.00 for a permit. They can hang their permit buy their register and let everyone know they are a business owner in Parkman. Scott says he thinks Huntsburg did it that way. Carlos asked if we will be opening up a whole new can of worms. Maybe we need to ask the trustees how they want to handle this.

 Jerry said there *is no teeth* to the BZA in Parkman but then again I think that could be said about all the BZA’s in every county. Even if someone does complain is there anything going to be done about it. Anyone has a right to appeal any decisions made by us or the Zoning Inspector. The zoning inspector cannot turn down anyone who requests an appeal. Our problems are not big enough for the County Prosecutors to take a look at it. Jerry said he does not feel a permit would make a difference. Some of these buildings being used for these salvage stores are considered agriculture because they store farm equipment in them. Just like a lot of auctions are listed as fundraisers and we know they are not all fundraisers.

Len said we cannot have these retail businesses going up wherever and whenever someone wants to open one without the township being aware of it. A lot of people live and purchased homes in Parkman Township because we do have zoning. As our Zoning Commission we need to uphold our Zoning rules and regulations for our community.

 It was suggested that we have a meeting not at the Parkman community house but in a neutral location such as the Auction Barn or a place like that. A lot of people do not realize for instance selling firewood as a home occupation could be hazardous to our health and safety not only to us but everyone and everything in our community. Wood can bring all kinds of infectious bugs into our community which in turn will kill plants and trees in our township.

Len suggested that we table this until we are able to meet with others in the community and the trustees to brain storm and come up with ideas in a joint effort to solve this issue.

Jerry said he will get information from Huntsburg on their Home Occupation. Carlos suggested we table Home Occupation until we get more information.

 There will be an information and training session on Friday June 6, 2014 at Geneva Lodge in Geneva, Ohio. When we receive the information a copy will be sent the each Secretary. Everyone is welcome to attend.

**New Business:**

* **Low Income Housing**

 Carlos asked if there was anything else anyone was concerned about. Someone mentioned low income housing. A number of years back Geauga County ( along with a lot of other counties) were being sued by Hud because they were being accused of not having low income housing covered in there Zoning Book. Parkman Secretary sent copies of the Zoning that did cover low income housing. We did have it covered in our zoning.

COS (Conservation Open Space) is a construction home plan where you can build several homes (cluster homes) rentals or owned homes on 100 acres (40 l0ts) all in one corner of the acreage. The 60 acres left would be considered green space.

Scott said the new rules are that all roads and utilities have to be put up first. Scott suggested that we table it and let the trustees handle if a builder approaches them. Maybe we should take advantage of the duplexes. Someone said we would have to have separate septic systems. Scott said we would only do this in our sewer district where septic would be a non-issue.

**Next Meeting:**

* Our next meeting will be a combined meeting (ZC, BZA with the Trustees)
* Where the meeting will be held has not yet been decided.
* The meeting will be on Tuesday April 22, 2014

 **Adjournment:**

Jerry Jacobsmade a motion to adjourn the meeting at 9:00 and Leonard hallseconded the motion. Motion carried unanimously.

Respectfully Submitted. Approved,

Jan Helt Carlos Nieves

Parkman Township Zoning Secretary. Chair