

## **Parkman Township Zoning Commission**

**August 28, 2019**

**Zoning Commission Members Present:** Donald Gatrell, Len Hall, Carlos Nieves, Al Weaver, Jerry Jacobs, and Jan Helt (secretary)

Members not present: Norman Yoder and Cindy Gazley

**Mr. Gatrell** made a motion to open the meeting at 7:00p.m.

### **Approval of Minutes:**

**Carlos Nieves** made a motion to approve July minutes with corrections, seconded by Jerry Jacobs.

### **Old Business:**

**Mr. Gatrell** asked if Dave Dietrich had been officially hired. Mr. Duchscherer stated that it was official Mr. Diertich has been hired as a consultant to help redo Parkman Township zoning book.

### **Addressing Zoning book:**

**Mr. Dietrich** had sent a copy of Article I, II and III with suggestions, corrections and eliminations.

**Mr. Dietrich** stated draft proposed text in red and existing text to be deleted in gray highlight and ~~strike thru~~.

**Mr. Dietrich** started with Article I

**Mr. Dietrich** presented everyone with a copy of the proposed Parkman Township Zoning Amendment. (see attached)

**Mr. Dietrich** stated he inserted in **102.0** Purpose of Zoning Resolution. Pursuant to O.R.C. Section 519.02 follows what is in the code what Parkman Township is allowed to regulate. Additional purpose of the resolution as to what we want to do with our township. Also reasoning behind what our township resolutions are based on. (see attached).

**Mr. Dietrich** stated from his experience it sometimes takes years on anything that goes to court. Most cases it might it might be a good idea to settle out of court. Nothing is set in stone.

**Mr. Hall** said 102.0 Purpose of Zoning Resolution definitely opens it up more like a planning commission.

**Mr. Dietrich** stated that Parkman does have a land use document. He said he worked on it years ago.

**Mr. Gatrell** said if it is not covered we can consider taking care of something that is not in our zoning book.

**Mr. Gatrell** asked Mr. Dietrich if there is a code change does anyone notify the townships. Is there any way we can keep up with it? Maybe ad a blank sheet at the end of the book to add additional codes that change.

**Mr. Dietrich** stated that changes in case law done by the state are not sent to the townships. Ohio Supreme Court has a website you can go to and click on Geauga, Ashtabula, and Lake County they have those changes posted there, basically the law of the land. Ohio Supreme Court level would be the highest level. Probably a good idea would be to look at the cases for the 11<sup>th</sup> district quarterly or at least twice a year.

**Mr. Dietrich** continued going over Article I removing some things and adding some new things. 104.0 D- was removed. The state is now in control of oil or natural gas well drillings. 104.0 E - is brand new – farm supplies to the farm or farm products from farm to market. G - Ham radio – you can't restrict the height or location of amateur station antenna structures not to make it so it's unworkable. Maybe have a setback when we get there. Cell towers you can't do much with. H – can't do much with that, considered agricultural. The rest are changes in numbers. J - Agritourism is pretty broad in this legislation they are held harmless.

**Definitions:** Article II section 200

**Mr. Dietrich** stated Amateur Radio Service that's the Ham operators.

Added structure, measured to the foundation. Building or structure height means the vertical distance measured from the finished grade level at the exterior foundation of the building or exterior base of the structure to the highest point of the structure. If the finished grade level varies, height shall be determined by measuring the vertical distance from the finished grade level at an exterior foundation corner at the front of the building or at the exterior base at the front of the structure to its highest point. Mr. Gatrell and Mr. Hall agreed.

Conditional use can come up with additional things that can be added.

**Mr. Dietrich** stated you need a permit to build a deck attached and free standing. All the issues they have had with decks collapsing. Solar panels - EPA will take care of omissions.

**Article III section 301.0**

Township clerk to fiscal officer

Copy of most current version of the adopted official township zoning map is contained in section 301.3.

**Mr. Dietrich** stated he will need more help and input with section 4 maybe take one page at a time.

**Mr. Jacobs** asked if the township is supposed to follow the zoning rules and regulations. **Mr. Dietrich** stated he feels that the townships should be in sync with zoning. Township should make an effort to comply.

**Mr. Dietrich** suggested we send to the prosecutor when we get IV done.

**Mr. Hall** motioned to adjourn the meeting **Mr. Jacobs** seconded the motion. All were in favor.

Our next meeting will be on Wednesday September 25, 2019 at 7:00 p. m.

Respectfully Submitted by,

Jan Helt

Donald Gatrell

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Parkman Township  
Zoning Commission Secretary

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Chairperson

