**Parkman Township Zoning Commission**

 **May 27, 2020**

**Zoning Commission Members Present:** Don Gatrell, Carlos Nieves, Len Hall, Jerry Jacobs, Norman Yoder and Jan Helt (secretary)

Members not present: Cindy Gazley and Al Weaver.
Others present: Dave Dietrich

**Mr. Nieves (co-chair)** made a motion seconded by Mr. Jacobs to open the meeting at 7:05p.m.

**Approval of Minutes:**

**Mr. Gatrell** made a motion to approve February 28, minutes seconded by Mr. Jacobs.

Mr. Gatrell brought up an e-mail Ms. Gazley sent requesting the board change their meetings maybe alternate dates because she can’t come on Wednesday. We had to change our meeting day to Wednesday because Dave Dietrich could not come on Tuesday. Mr. Dietrich is helping us to redo our Zoning book. Ms. Gazley is asking the Board to consider Thursday sometimes. The Board discussed the situation and decided that they are unable to change anything at this time.

**Old Business**: Mr. Dietrich proposed a preliminary draft for section 404.2 Permitted Accessory Buildings, Structures, and Uses in R-1 Residential District and 402.17 Replacement of Single Family Detached Dwelling. He felt we might want to address some of these other issues.

Ms. Gazley sent an email Re: 404.2 See Attached:.

The board went over” in law suite” and with a lot of discussion decided to allow with a maximum floor area of 900 square feet and one floor, no upstairs.

402.17 (B) We also discussed mobile homes being allowed while building a home. It was decided 90 days from the date of occupancy has been issued by the County Building Department for existing dwelling or a maximum of 2 years from the date of issuance of the zoning certificate by Zoning Inspector. Said zoning certificate shall not be renewed or a time extension granted.

Ms Gazley also sent an email Re: comment on how long to complete construction for second home before first one needs to go away….I see…..proposed 1100.40specifies the time frame. However, I think there should be a limit to the extensions and there should be specified criteria for granting an extensions. Actually, I think any extension should be prohibited and then if someone needs an extension, they should take the reasons to the BZA for a conditional permit.

Mr. Hall stated he did not agree with a mobile home being allow for any period of time, he feels it will be abused. He wants everyone to remember down the line when he says “I told you so.”

**New Business:**

Mr. Dietrich presented Article V, VI and VII at our May 27, 2020 meeting. He suggested they will not be as challenging as Article IV so we should be able to complete the 3 or at least get close to completing them tonight. The Board did complete them with discussion and some changes to 1V, V, V1, and V11.

500.0 was also discussed at our meeting 500.0 B Pursuant to O.R.C. Section 519.14(C), the board of zoning appeals shall only consider applications for conditional uses that are specifically set forth in this resolution. If it is not listed, it is not allowed. We also deleted V1-V3.

Article V1 Parking and loading/unloading Spaces

Section 600.0 went over and agreed with all of 600.0. K Off road parking spaces shall be set back a minimum of **15** feet from the road right of way and **15 feet** from any **side** or rear lot line**.** A fully landscaped strip of land, not less than **5 feet** in width, shall belocated between the road right- of- way and any off-road parking spaces**..** Landscapingmay include a mix of grass, hardy shrubs, or evergreen ground cover**.** Loading/unloading spaces shall be located to the side or rear of the building orstructure they serve, shall not be in any front yard, and shall be setback aminimum **of 5 feet** from any side or rear lot line**.** We completed all of V1.

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

Our next meeting will be Wednesday June 17, 2020 at 700 p.m.

Respectfully Submitted by,

Jan Helt Donald Gatrell

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parkman Township Chairperson

Zoning Commission Secretary

Without benefit of having participated in a discussion, I can’t understand why this provision would be needed. If they person who lives there are “family” then what is the need for any of this. If they have a second kitchen, or a second bathroom, then so what as our amendment doesn’t restrict how many of those a house may contain. Does this provision actually allow two homes which don’t look like two homes because they have a party wall? I don’t think this is a good direction.

Secondly, there is no provision that the in law suite be tied into main home septic etc. so does there need to be?

Thirdly, I strongly feel that there should be a strict probation from establishing a home occupation for the “in law suite” such that there are now two home occupations on the same property because there are “two homes.”

Re: proposed 1302.0

What’s the purpose of changing the length of the time requirement to constitute abandonment?

Re: allow second home to be built while first one stands. What is the time requirement for the construction of the second home to be given an occupancy permit? Is that something in our ordinance that I didn’t see? I think it should be defined and not unreasonably long.

Re: the mobile home or temporary shelter under extreme circumstances. I don’t think mobile homes in Parkman or occupying temporary structures are a good idea regardless of any circumstance. If allowed, I think the special circumstances should be explicitly stated. Right now, it says “special”.