

PARKMAN TOWNSHIP ZONING COMMISSION

June 25, 2013

A motion was made by Carlos Nieves to call the meeting of the Parkman Township Zoning Commission to order at 7:00 p.m. June 25, 2013. Jerry Jacobs seconded the motion. Motion carried unanimously. In attendance were Zoning Commission Members-Carlos Nieves, Scott Villers, Leonard Hall, James Vaughan, Paul Nalepa, Jerry Jacobs, and Zoning Secretary-Renee Patry.

Members not present-Debbie Wilson

Approval of Minutes

A motion was made by Leonard Hall and seconded by Carlos Nieves to approve the May 28, 2013 minutes as amended. Motion carried unanimously.

Old Business

- Home Occupation-Carlos Nieves updated the Zoning Commission members on Mr. David Kurtz Salvage Store. Mr. Nieves was at the Salvage Store to pick up an item as a favor to a friend. He said Mr. Kurtz said he was not going to file an appeal with the Board of Zoning Appeals at this time and has decided to wait and see what happens at the end of the year. Carlos Nieves said that Mr. Kurtz indicated the Zoning Inspector has told him that if he intends to enlarge his building he would also have to increase the size of the parking area.

Scott Villers pointed out that Mr. Kurtz said at the last meeting that he would have three to five employees which are more than is allowed for a Home Occupation. The Zoning Commission decided to continue the discussion about adding Salvage Store to the Home Occupation list at the next meeting. Zoning Resolution on Home Occupation from Troy, Huntsburg, and Burton Township were distributed to the members for their review.

- Towing or Towing Service-Dave Dietrich from the Geauga County Planning Commission was consulted in regards to research for towing business regulations or conditions. His response indicated that he was unable to find specific regulations or conditions for such businesses. He included definitions of "towing" and "towing service" and some suggestions for additional conditions relating to such a service. He suggested that the

regulation of towing operation through zoning should be reviewed by the Township Zoning Commission with its legal counsel.

The Zoning Commission discussed adding Towing and Towing Service to the Zoning Regulation in Commercial District, Section 403. It was suggested that Towing and Towing Service could be added as item H. in Section 403.3 Conditional Buildings, Structures, and Uses.

The following conditions were discussed:

- a. Number of days the vehicles can be stored on the lot. Vehicle storage allowed for one week.
- b. If business is terminated for any reason the lot will be returned to its original condition within 30 days. There was concern about possible environmental or health and safety problems related to vehicle fluids.
- c. No vehicle shall be parked within 10 feet of the right-of-way.
- d. Any vehicle towed from an accident must be properly stored in a containment area to assure run-off of all fluids is properly contained and disposed of in accordance with Ohio and EPA regulations.
- e. Signs shall be in accordance with Article VII.
- f. There can be a maximum number of (3) recovery vehicles.
- g. Recovered vehicles must be behind a privacy fence, out of public view.
- h. A Towing or Towing Service shall comply with all of the regulations for the Zoning District in which it is located.

The Zoning Commission decided that a draft of the conditions will be sent to Dave Dietrich at the Geauga County Planning Commission and Rebecca Schlag Assistant Prosecutor Geauga County for an informal review.

Leonard Hall reminded the Zoning Commission members that House Bill 560 permits Townships to remove junk motor vehicles from public and private property. The Townships are required to give the property owner 14 days to remove the junk vehicles or enclose them and if it is not done they can tow them. The cost of the towing, if not paid for by the owner can be placed on property taxes. The definition of a junk vehicle is in House Bill 560.

New Business

- Next meeting of the Zoning Commission will be July 23, 2013. The Committee plans to discuss Towing, Home Occupation, and auction building on corner of Newcomb and Nash Road.

Adjournment

A motion was made by Paul Nalepa and seconded by Leonard Hall to adjourn the meeting at 8:30 p.m. Motion carried unanimously.

Respectfully Submitted,

Approved,

Renee Patry

Carlos Nieves

Zoning Secretary

Chair