

## **Parkman Township Zoning Commission**

**February 26, 2013**

The meeting of the Parkman Township Zoning Commission was called to order at 7:00 p.m. February 26, 2013. In attendance were Zoning Commission members-Carlos Nieves, Scott Villers, James Vaughan, Paul Nalepa, and Zoning Secretary-Renee Patry.

Members not present-Debbie Wilson, and Len Hall

### **Approval of Minutes**

A motion was made by Scott Villers and seconded by James Vaughan to approve the January 22, 2013 minutes as submitted. Motion carried unanimously.

### **Old Business**

- Zoning Resolution-New Zoning Resolution books were distributed to the members. There are six extra copies available in case a resident would like to purchase a copy. Carlos Nieves asked about the status of having the Resolution available on the Parkman Web site. The Zoning Secretary reported that the Resolution is at the printers and they will make a PDF copy of each Article that can be put on the web site so that residents can access it there.

### **New Business**

- Home Occupation area regulations-Carlos Nieves reported he had attended the Board of Zoning Appeals meeting on February 12, 2013. He explained that an appeal was heard in regards to a resident request for a large accessory building for a Home Occupation of metal fabrication. The resident was requesting almost 3 times the allowable area in the Parkman Zoning Resolution. The resident's area variance was denied by the Board of Zoning Appeals. There was some concern from the Zoning Commission on the amount of buildings on the resident property. They questioned whether this would

meet regulation. Carlos Nieves noted that he has seen earth moving equipment at the resident's home and a plastic culvert pipe has been installed over the ditch. The building size needed for a home occupation was discussed. The Board expressed willingness to listen to public concerns regarding the size of buildings allowed, but it was noted that no one had received any request from the public on this matter. It was noted that previously the regulation allowed for 1000 square feet only in a residential area, and this had been increased to allow for a larger building on a larger property. Carlos Nieves also pointed out that a change to the Parkman Township Regulation usually takes three to six months to pass through the process.

- Home Occupation-The Home Occupation list was reviewed by the Zoning Commission. The Board discussed a recent request of an area variance for a larger building for a salvage store. The question of whether a salvage store is an approved Home Occupation has been referred to Rebecca Schlag APA at the Geauga County Prosecutor Office. The Board reviewed the list but had no input from the public. The members have not received any request from residents to add an occupation to the list and no residents were present at the meeting.
- Weathersfield Resolution-The Board reviewed a letter, newspaper article and proposed zoning amendment for Weathersfield Township regarding oil and gas wells. The information was submitted to the Zoning Commission by the Zoning Inspector for review. Weathersfield set fees for gas and oil wells. Paul Nalepa pointed out that in Fowler Township there were several oil and gas wells and disposal of brine was a problem. Carlos Nieves noted that there is not any sort of regulations in the Geauga County Zoning Model. Scott Villers said that the Department of Natural Resources is in charge of regulating oil and gas wells. It was decided that this would be an issue for the Department of Natural Resources, state, and Geauga County Officials.
- Definition of area-Carlos Nieves said at the Board of Zoning Appeals meeting they requested the Zoning Commission consider adding a definition for area to the Zoning

Regulation. Carlos Nieves made a motion seconded by Scott Villers to consider adding a definition for area. Definitions for area were reviewed including-a quantity that expresses the extent of a two dimensional surface or shape or planar lamina, in the plane and the size of a surface. The amount of space inside the boundary of a flat (2-demential) object such as a triangle or rectangle. It was noted that section 402.9 in the Zoning Resolution tells what is to be included when calculating the minimum floor area. After further review the Zoning Commission decided a definition for area was not needed. The vote was as follows: Scott Villers-no, Paul Nalepa-no, James Vaughan-no, and Carlos Nieves-no.

- Geauga County Planning Commission-Notice of Public Hearing for a proposed amendment to County Subdivision Regulations on March 12, 2013 at 7:15 p.m. at the Geauga County Planning Commission Meeting Room, Chardon, Ohio. The Zoning Commission reviewed the proposed amendment. No member present would be available to attend the meeting on March 12, 2013.
- The next meeting of the Zoning Commission will be March 26, 2013. The Committee plans to revisit Conservation Open Space Development and review changes to the Geauga County Model definition of agriculture.

### **Adjournment**

A motion was made by Carlos Nieves and seconded by Paul Nalepa to adjourn the meeting at 8:40 p.m. Motion carried unanimously.

Respectfully Submitted,

Approved,

Renee Patry

Carlos Nieves

Zoning Secretary

Chair

