

Parkman Township Zoning Commission

Minutes

February 25th, 2014

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

Member not Present: Debbie Wilson

Others Present: Jon Ferguson and Rodger Anderson

The meeting was called to order at 7:05 P.M. by Carlos Nieves and seconded by Scott Villers. Motion carried unanimously.

Approval of Minutes

A motion was made by Len Hall and second by Kathy Clossin to approve the minutes of the January 28, meeting. The motion carried unanimously.

Old Business

- All lot splits are done by the county. The zoning inspector is required to review and approve/disapprove all lot splits. The questions is does John Spelich the Zoning Inspector get notified on all lot splits? We will have to ask him.
- Len Hall sent an e-mail to Dave Dietrich concerning the fact that taking care of the elderly is a major concern for our community. Does the county or any other townships have any regulations or model for in-law suite? Is there a definition of an in-law suite?
- Dave Dietrich answered as follows:
 1. Township zoning regulations apply to real property and are to be applied uniformly in the effected zoning district per R. C. section 519.02. Neither the county nor our other townships have any regulations or a model for “in-law suites.”
Looking at Parkman Township Zoning Resolution, some pertinent provisions include: (Note: partial regulations under “Permitted Principal Buildings, Structures, and Uses” in RI Residential Zoning district).
 - a. “Family”
 - b. “Dwelling”
 - c. “Dwelling, single family”
 - d. “Dwelling unit”
 - e. Section 402.1(H) “single family detached dwellings

2. A definition for an “in-law suite” is not necessary based on the above. Be advised that if a separate dwelling unit were allowed under the auspices of an in-law suite, this may become an enforcement issue upon the relocation or death of affected family member(s) For instance, there may be an effort to lease the former in-law suite to a non-family person in violation of the zoning resolution.

- 402.2 (G) Conversation continued with members on their thoughts concerning allowed accessory building sizes and increasing the square footage. Some suggestions and concerns were:
 - a. Let the resident decide how he wants the 2500 square footage used (one building or two), do we allow or care whether they have one or two.
 - b. Do we want bigger buildings in a residential area?
 - c. If we keep increasing the square footage of the accessory building soon the accessory building will become larger than the dwelling itself on the property.
 - d. Is this situation only for home businesses that have recently come into question (salvage stores).
 - e. We have had 4 or 5 requests total. 1 or 2 last year on increasing square footage of accessory buildings.
 - f. If we change the size of the accessory building to 3500 or 5000 will there still be requests to add on more, probably.

After a long conversation and discussion on Section 402.2 (G) on possibly increasing the square footage of accessory buildings or possible amending the maximum of accessory buildings on a lot the decision was made to not change anything at this time. The decision was unanimous.

Roll call: Carlos Nieves – No

Leonard Hall - No

James Vaughn – No

Kathy Cossin – No

Jerry Jacobs – No

- Home Occupations:
 - a. A home occupation may be established only within a dwelling unit or one (1) accessory building on a lot. Only one (1) home occupation may be established on a lot.

We have a long list of allowable Home Occupations. It was suggested that maybe we should list what is not allowed. Everyone agrees that the list could be twice as long. Salvage stores have shown up in a number of places in our township. You do not need a vendor’s license to have a home occupation. We have had requests for larger accessory building for home occupation. Everyone was wondering what other townships allow, it was suggested we look at other zoning in other townships and other areas that may have salvage stores. It was suggested that some residents want a building big enough to put an RV or motor home in. Jerry Jacobs will try to get

information from different township like Troy, Huntsburg etc. other townships with salvage stores. It was decided by all to table the Home Occupation until the next meeting.

Next Meeting

- Our next meeting will be on March 25, 2014 at 7:00 p.m.
- At the next meeting the board will continue the discussion on Home Occupation.

Adjournment

A motion was made by Carlos Nieves and seconded by Len Hall to adjourn the Meeting at 9:00 p.m. Motion carried unanimously.

Respectfully submitted

Approved,

Jan Helt

Carlos Nieves

Zoning Secretary

Chair

