**Parkman Township Zoning Commission**

**Minutes**

**January 27, 2015**

**Zoning Commission Members Present:** Carlos Nieves, Scott Villers, Jerry Jacobs, James Vaughn and Jan Helt (Secretary)

**Member not Present**: Debbie Wilson and Leonard Hall

**Others Present:** Jon Ferguson, Cindy Gazley and Lucinda Gates

The meeting was called to order at 7:00 P.M. by Carlos Nieves and seconded by Scott Villers. Motion carried unanimously. Carlos Nieves welcomed 2015.

**Approval of Minutes:**

A motion was made by Jerry Jacobs and second by Scott Villers to approve the minutes of the October 28, meeting as read. The motion carried unanimously.

**Chairperson and Co-Chair:**

Carlos stated that we needed to vote for Chairperson and Co-chair for 2015. Jerry Jacobs motioned to elect Carlos Nieves as Chairperson and Scott Villers as Co-chair. James Vaughn seconded the motion, all in favor vote unanimous. Carlos Nieves Chairperson and Scott V elected as Co-chair for 2015.

**Questions on procedures:**

Ms. Gazley is concerned about people coming to the Zoning Commission when maybe they should be coming to the BZA first. It seems to her buildings are being remodeled etc. then they come to BZA for a variance after the fact. It puts the BZA in a bad position when they have already done work on the building and we have to turn them down for the variance they are requesting.

This should not be a concern if a person owns the building we have no control over how they remodel the inside of the building. Our concern is if they alter the outside of the building or property in any way.

Carlos Nieves stated that a resident can go to the zoning commission at any time and ask for an amendment to be added to our zoning resolutions. The whole process takes about 3 months to add an amendment. It has to be presented to Geauga County Zoning commission, they may agree with it or not. If they agree with it we will add the amendment.

Ms Gazley would like a process put in place that we can all follow. It was stated that the process is already there we just have to follow it.

Ms. Gazley wants a procedure that we can all agree on. If it is not in our Zoning regulations then it should go to the BZA. Just because it was allowed in our commercial area before does not mean we want to allow it again. There have been a couple of instances that I feel that has happened in the past.

The Z0ning InspectorI is responsible for processing permits and appeals. The Zoning Inspector is also responsible for determining if the requested permit conforms to our zoning regulations. If it is not in our zoning regulations then a person can do an appeal or go to the Zoning Commission if they so choose.

Ms Gazley asked about the old Parkman Elementary School and what was being done with it. Carlos stated that the Zoning Commission knew nothing about the Parkman Elementary building.

As far as Parkman Elementary school we have no say so the state mandates everything when it comes to daycares. The school building is considered “E” which is educational and so is a daycare. The Parkman Fire Department is responsible for the safety inspection on the building. That is it the rest is up to the County and State regulations on the actual daycare. Sheila the Geauga County Prosecutor confirmed that Daycares are under the County and State regulations.

Paradise recycling was also brought up and the Zoning Commission was asked what they know about that. The Zoning Commission listened to the 2 young fellows from Paradise Recycling and asked them what they could do for them. The 2 fellows just wanted to let Parkman Township know that they would be sprucing up the Wach building by pressure washing it etc. They both said it would be beautiful when they finished. That was the extent of it.

Ms. Gates asked how are derelict buildings and complaints handled? We can tear down a building at our own expense and then try to get reimbursed from the owner. Parkman does not have that kind of money. The Zoning Inspector sends out letters to the owner if there is an issue with compliance to our Zoning regulations. The Zoning Inspector is totally backed by the Parkman Township Trustees when it comes to complaint procedures.

Ms Gazley thanked everyone for their time on this matter.

Carlos stated he appreciated the comments. I think we are done with this part of the meeting.

Freezer lockers will be on the agenda for next month.

**Adjournment:**

Carlos motioned to end the meeting and Jerry seconded the motion.

Our next meeting will be February 24, 2015

Respectfully Submitted. Approved,

Jan Helt Carlos Nieves

Parkman Township Zoning Secretary. Chair