**Parkman Township Zoning Commission**

**Minutes**

**October 25, 2016**

**Zoning Commission Members Present:** Leonard Hall, Scott Villers, Carlos Nieves, Jerry Jacobs and Jan Helt (Secretary).

Not present: Deborah Wilson, James Vaughn

Others present: Rubin Byler, and Gary and Loretta Parnaby.

The meeting was called to order at 7:00 P.M. by Len Hall.

**Approval of Minutes:**

A motion was made by Mr. Hall and seconded by Mr. Nieves to approve the minutes with corrections for September 27, 2016. The motion carried unanimously.

Mr. Hall stated that the first thing on the agenda is Amendment 2016-01.

Amendment 2016 – 01, Resolution to Parkman Township: On September 13, 2016 the Planning Commission voted to recommend denial of proposed Parkman Township Amendment 2016-01 initiated on August 30, 2016 by John Yoder, BTE Properties LLC, owner and applicant. There was no reason given for the denial.

Exhibit A: -2016-01 Resolution.

BTE Properties LLC located at 15940 Burton-Windsor Road, Middlefield want to change Parcel #25-003000 located at 18385 Nelson-Parkman Road Parkman, Ohio 44062 from R-Residential to I-Industrial

Mr. Rubin Byler, a neighbor of Mr. Yoder’s stated, he has no objection to changing the property behind Middlefield Pallet Shop from R-residential to I- industrial. He stated that it is not a problem for him. He said there are no issues now and he does not see any in the future.

Mr. Byler said that his driveway is on public property owned by Parkman Township. A former trustee told Mr. Byler that was not a problem

Mr. Hall stated that according to Mr. Yoder there will be no increase in noise or many more employees.

Mr. Jacobs stated Mr. Yoder needs more room for his equipment he uses to make his product. He stated he does not have a problem with changing the property from R-Residential to I-Industrial.

Mr. Nieves stated the land is unusable for anything else, the property slopes down to a creek that runs into the river. This is a way to use the land that is un-useable for anything else the only way to get to that property is through the Middlefield Pallet property which Mr. Yoder owns also. Mr. Nieves feels we should proceed with Amendment 2016-01.

Parkman Township Zoning Commission has decided to proceed with Amendment 2016-01.

Parkman Township Zoning Commission has agreed to turn Amendment 2016 – 01 over to Parkman Township Trustees.

Parkman Township Zoning Commission moved the adoption of the following motion:

That the Parkman Township Zoning Commission recommends the **approval** of the proposed amendment to the Parkman Township Zoning Resolution as attached. Motion passed unanimously. Upon roll call: Mr. Nieves - YES, Mr. Villers – YES, Mr. Jacobs – YES, and Mr. Hall – YES.

Upon receipt the Parkman Township Board of Trustees must set a public hearing, and also must consider Parkman Township Zoning Commissions recommendation on amendment.

Mr. Hall asked Mr. and Mrs. Parnaby what they wanted to present to the Zoning Commission.

Gary Parnaby stated him and his wife Loretta wanted to ask if “Massage Therapy” is allowed in Parkman Township. Mrs. Parnaby stated she is a licensed, by the state Medical Board. Mr. Nieves asked if she intended to have it in her home or another place of business. Mrs. Parnaby stated she wanted to have it in her home, as a Home Occupation. Mrs. Parnaby said she would like to designate one room in her home for massage therapy/office. Mr. Nieves asked if her clients would be clothed. Mrs. Parnaby said underwear and a sheet would cover all parts that are not being worked on at the time. She said for instance if she was working on their arm everything else would be covered.

Ms. Helt stated that Message Therapy is medically accepted by some Health Insurance companies at this time.

Mrs. Parnaby stated that when she received her license she also got a code of ethics with rules and regulations also. She was trained to do everything the right way at the school she attended. Mr. Villers asked her if she could get a copy of them to us it would help in setting up a definition and policy for message therapy. Mr. Villers stated that maybe we should also include Chiropractor and Acupuncture to our home occupation.

There is one in Burton and a couple in Middlefield. They are a business in retail areas.

We will try to get information from Dave Dietrich our Geauga County Zoning Commissioner and maybe Burton or Middlefield Zoning. We will gather all our information and meet next month to discuss further.

We discussed Marijuana and decided to work on that after the first of the year. We will get more information about it from Dave Dietrich also.

Thanksgiving is next month so we decided to try to meet on November the 15, 2016. Ms. Helt will check to see if it is doable.

Mr. Hall asked if there was anything else there was not. Mr. Nieves motioned to adjourn the meeting Mr. Hall seconded, and the motion passed unanimously.

Our next meeting will be November 15, 2016. tentatively.

Respectfully Submitted.by: Approved,

Jan Helt, Secretaty Leonard Hall, Chairperson

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Parkman Township Zoning Secretary. Chairperson