**Parkman Township Zoning Commission**

**October 23, 2019**

**Zoning Commission Members Present:** Donald Gatrell, Carlos Nieves, Jerry Jacobs, Cindy Gazley, Len Hall and Jan Helt (secretary)

Members not present: Norman Yoder and Al Weaver.

**Mr. Gatrell** made a motion to open the meeting at 7:00p.m.

**Approval of Minutes:**

**Carlos Nieves** made a motion to approve September minutes with corrections, seconded by Cindy Gazley.

**Old Business:**

**Mr. Dietrich** presented us with completed Article 1, 11 and 111. Article 1V was presented with everything we had changed and discussed at the last meeting. We will continue to work on Article 1V at this meeting.

Revisionsmade at September meeting in YELLOW HIGHLIGHTS (see attached)

Draft proposed text in RED and exiting text to be in Gray Highlights and strike thru.

**New Business:**

**Mr. Dietrich** presented everyonewith a copy of the proposed Parkman Township Zoning Amendments 1, 11 and 111. These 3 articles have already been sent to Geauga County Zoning Planning Director Linda Crombie. (See attached.) They were gone over and necessary changes were made by the Planning Commission on Article 1 and 11, 111 accepted as written. .

**Addressing Zoning book:**

**Mr. Dietrich** had sent a copy of Article I, II and III are complete. Article 1V needs to be addressed at this meeting.

**Mr. Dietrich** stated we need continue working on Article 1V and so far the draft proposed text in red and existing text to be deleted in gray highlight and ~~strike thru.~~

**Mr. Dietrich** statedlast month we left off at discussing wind system devices or wind turbines. 402.7 He stated Geauga County is not attracted to wind turbines. Maybe the Thompson area might be the only place interested.

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He said you can prohibit them, but Mr. Dietrich said he had a home owner stating his land was agriculture take it to court and win the case. We also could restrict it from residential area altogether if we wanted to. We can allow in commercial and industrial strike it from residential. You could allow one only on residential property. We can put a limit on height and width also. We decided to change height from 30 to 35 feet and or 2 ½ stories, whichever is less. Exceptions to this regulation shall be ham radio operator towers or antenna also complies with the requirement that the height of the tower or antenna from the base to the top does not exceed the distance from the base of the tower or antenna to the nearest property line , plus twenty feet (20) feet.

Home Occupations: Section 402.2 J

We went over different options for Home Occupations according to different townships.

**Mr. Dietrich** stated that some Townships have the following:

Class 1 – low use permitted

Class 2 – Conditional uses

We as a board decided to go with separating Home Occupations into 2 categories Class 1 – low use permitted and class 2 – Conditional uses.

We went over all Home Occupations and put them into categories Class 1 or Class 2. Everyone agreed to maybe go this direction in dealing with Home Occupation. It sounded like this would be the way to go with having some control over Home Occupations. We just have to decide how we as township want to handle it. Going forward if we do make changes any home occupations lawfully existing at this time would be grandfathered in.

**Mr. Dietrich** stated that in Troy everything is a conditional use. Different townships have different rules and regulations on Home Occupations. We ended with Section 402.13 we will continue at our November meeting.

**Mr. Dietrich** suggested we send to the prosecutor when we get IV done. Section 1V will take the longer there is a lot to it. We will continue to work on section 1V at our next meeting.

**Mr. Gatrell** motioned to adjourn the meeting **Mr. Hall** seconded the motion. All were in favor.

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Our November meeting will be Wednesday November 13, 2019 at 700 p.m.

Respectfully Submitted by,

Jan Helt Donald Gatrell

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Parkman Township Chairperson

Zoning Commission Secretary

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