

Hambden Township
Zoning Commission Regular Meeting
Monday, January 4, 2016
Dr. Solomon Bond Room, 13887 G.A.R. Highway
Chardon, Ohio 44024

The Hambden Township Zoning Commission met on Monday, January 4, 2016, beginning at 7:00 p.m. with Chair Helen Scheuring presiding.

The following members were in attendance: Richard Acquaviva, Connie Locke; and Scott Yamamoto.

Member not in attendance: Lois Cox; and Phil Smith.

Also present were: Michael Locke, resident; and Darlene Welch, Zoning Secretary.

Mrs. Scheuring called the public meeting to order, and the Pledge of Allegiance was recited.

Mrs. Scheuring welcomed Mr. Locke, and inquired if he had any questions or concerns. None were offered.

Mrs. Scheuring noted that Mr. McClintock was not feeling well, and will not be in attendance.

Minutes

Mrs. Scheuring asked if there were any corrections to the minutes from the December 7, 2015 Zoning Commission public meeting. None were offered. Scott Yamamoto made a motion to accept the minutes and waive the reading. Connie Locke seconded the motion that passed unanimously.

Old Business

Proposed Changes to Article IV, Section 403 Commercial District

Mr. Acquaviva apprised the Commission that he has emailed the Geauga County Building Department regarding the distance required between detached buildings, and no reply has been received. Therefore, he is planning to meet with them in the coming weeks. In talking with the Hambden Fire Chief Scott Hildenbrand, the Fire Chief suggested that the distance should be large enough to get two emergency vehicles through. Mr. Locke recommended that the distance between the buildings should be determined by the overhang of the building, and not by the distance between foundations. Mr. Acquaviva thanked Mr. Locke for the advice, and will take his suggestion into consideration when writing the proposed language change. Mrs. Scheuring tabled any further discussion until next month's meeting.

Proposed Changes to Article XIII Telecommunication Towers

Mr. Yamamoto led the comparison between the Hambden Township Zoning Resolution [hereafter referred to as the "Resolution"], Article XIII Wireless Telecommunication Towers and Facilities, and that of the County "Model" Zoning Resolution [hereafter referred to as the "Model"], Article XIII Wireless Telecommunication Towers and Facilities.

Mr. Yamamoto reviewed the changes to the language as listed on his hand-out. The Zoning Commission agreed to the changes as suggested. The Zoning Commission compared the Resolutions Section 1302 and 1303 with that of the Model's Section 1302, and found that the greater majority of the language is the same. Therefore, the Zoning Commission agreed to adopt the format and the language in the Model, and eliminate the language in the Resolution's Section 1302 and 1303. The remainder of the Resolution's sections will be renumbered accordingly. A review of the changes will be taken up at the next Zoning Commission meeting on February 1, 2016.

Proposed Changes to Article IX Nonconforming Uses

The next topic for discussion concerns the possibility of amending the language under Article IX, Section 905.0 Reconstruction. Mr. Acquaviva will present the Planning Commission with proposed language that will allow a nonconforming residential single family home to be rebuilt in any zoning district if totally destroyed by any means. Mrs. Scheuring tabled the discussion until next month's meeting.

Other Business

The next meeting of the Zoning Commission will be conducted on February 1, 2016 at 7 p.m.

Since there was no further business to come before the Hambden Township Zoning Commission, Connie Locke moved to adjourn the public meeting at 7:45 p.m. Richard Acquaviva seconded the motion that passed unanimously.

ATTESTED BY:

APPROVED BY:

Darlene Welch
Secretary

Helen Scheuring, Chairman

Scott Yamamoto, Vice-chairman

Richard Acquaviva

Absent _____

Lois Cox

Connie Locke

Absent _____

Phil Smith, Alternate