

Hambden Township
Zoning Commission Regular Meeting
Monday, February 1, 2016
Dr. Solomon Bond Room, 13887 G.A.R. Highway
Chardon, Ohio 44024

The Hambden Township Zoning Commission met on Monday, February 1, 2016, beginning at 7:00 p.m. with Chair Helen Scheuring presiding.

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

Also present were: Keith McClintock, Township Trustee; Chuck Grasser, resident; Mike Locke, resident; and Darlene Welch, Zoning Secretary.

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

Minutes

Mrs. Scheuring asked if there were any corrections to the minutes from the January 4, 2016 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 IX Nonconforming Uses

Mr. Acquaviva presented the members with a copy of an email dated February 1, 2016 from David Dietrich, Geauga County Planning Director regarding nonconforming uses. A brief review of the information provided within the email was completed. A discussion followed concerning the repair, replacement, and reconstruction requirements for a nonconforming residential use. Mr. Acquaviva requested a continuation of the discussion until the next meeting which will give him an opportunity to draft proposed language for Article IX. Mrs. Scheuring tabled the discussion until the March 7 public meeting.

Secretary note: At 7:16 p.m. Mrs. Scheuring welcomed Mr. Chuck Grasser, and inquired if he had any questions or concerns. Mr. Grasser stated that he is interested in serving on a township zoning board, and is in attendance just to observe a meeting in progress.

Proposed Changes to Article XIII Telecommunication Towers

Mr. Yamamoto mentioned that at the last Zoning Commission meeting on January 4, 2016, the members agreed to adopt the language from the Model Zoning Resolution for telecommunication towers. A draft of the changes requested were made by Mrs. Welch, and Mr. Yamamoto approved the proposed draft. Mr. Yamamoto requested the draft of Article XIII be forwarded to David Dietrich, and Assistant Prosecuting Attorney Susan Wieland for an informal review.

Proposed Changes to Article IV, Section 403 Commercial District

Mr. Acquaviva requested a continuance until next month's public meeting. Mrs. Scheuring tabled any further discussion until next month's meeting.

Mrs. Cox requested a review of Section 403.15 that deals with required fire ponds in the commercial zoning districts. Mrs. Cox questioned whether a fire pond is necessary due to the close proximity to area fire stations, and the ability to construct a pond on a two-acre commercial lot. Mr. Acquaviva stated that he will research the matter for next month's meeting.

New Business

No items were brought forward for discussion.

Correspondence

Mrs. Scheuring reviewed the letter from Sharon C. Gingerich, Geauga County Recorder, dated January 4, 2016, regarding the filing of Zoning Resolutions and Amendments. No discussion followed.

A copy of the Geauga County New Housing Starts for 2014-2015 from the Geauga County Planning Commission was given to each member for review. Mrs. Welch informed the members that a zoning certificate was issued for a new home on Wildwood Drive in 2016.

Secretary Note: Mrs. Scheuring welcomed Mr. McClintock, and asked if he had any comments or questions. Mr. McClintock apologized for his late arrival, and reintroduced Mr. Grasser as a candidate for any future opening on a zoning board.

Other Business

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

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

ATTESTED BY:

APPROVED BY:

Darlene Welch
Secretary

Helen Scheuring, Chairman

Scott Yamamoto, Vice-chairman

Richard Acquaviva

Lois Cox

Connie Locke

Phil Smith, Alternate