

Hambden Township
Zoning Commission Regular Meeting
January 10th, 2022
Dr. Solomon Bond Room, 13887 G.A.R. Highway
Chardon, Ohio 44024

The Hambden Township Zoning Commission met on Monday, January 10th beginning at 6:00 p.m. with Chair Chuck Grasser presiding.

The following members were in attendance: Chuck Grasser, Phil Smith, Lois Cox, Bob Kandra, *CONNIE LOCKE*

Also present were: Richard Acquaviva, Zoning Secretary/Inspector

Mr. Grasser called the public hearing to order, the Pledge of Allegiance was recited.

November minutes:

Minutes were tabled awaiting completion.

December Minutes

Board reviewed and approved minutes as written. Mr. Smith made a motion to approve, Mr. Kandra seconded. Upon call, motion passed unanimously.

Election of Officers

Mrs. Locke made a motion to retain current officers, Mrs. Cox seconded. Mr. Smith accepted nomination of vice-chair, Mr. Grasser accepted nomination of chair. Upon call, motion passed unanimously.

MHP Amendment

Mr. Acquaviva explained that his legal counsel had suggested an amendment removing the buffer zone requirement from the MHP district. He presented the recently received letter from the attorney for Leaders Mobile Home Park that outlined the pre-existing status of the park. He presented the suggested revisions to Article 1 & Article 4 along with an explanation.

Mr. Kandra presented case law regarding discretion given to zoning inspectors in cases where an undue hardship may occur from enforcement. The board discussed this at length.

Mrs. Cox stated that Maple Ridge Park still has open lots and that the removal of the buffer zone requirement would affect these new homes. She stated that this park currently meets the required buffers.

Mr. Acquaviva stated the resolution gives no guidance as to how to handle buffer zones for individual MHP's that are placed at different times.

The board discussed the permitting process for the Township compared to State rules.

The board reviewed the proposed amendments and discussed.

Mr. Grasser present^v_{ed} the proposed amendments for a motion:

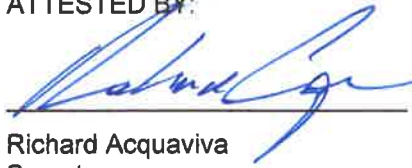
- To remove #3 and #4 from Section 111.
- To remove "Manufactured Home Park" from Section 403.12 and 404.12
- To remove Section 405.13 in its entirety

Mrs. Locke moved, Mr. Kandra seconded. Upon call, Mr. Grasser; Yes, Mrs. Locke; Yes, Mr. Smith; Yes, Mrs. Cox; No, Mr. Kandra; Yes. Motion passed.

The board signed motion to initiate ^{THE} and transmission of copy of ^{THE} motion. Mr. Grasser presented and read the motion to set date form. The board agreed upon using the next meeting date of February 7th, 2022 at 6pm as a placeholder. Mr. Smith moved to accept, Mrs. Locked seconded. Upon call, motion passed unanimously.


Mr. Kandra made a motion to adjourn at 6:50 pm, Mr. Smith seconded.


ATTESTED BY:


Richard Acquaviva
Secretary


REVIEWED ON 2/7/2022

APPROVED BY:


Chuck Grasser, Chairman


Phil Smith, Vice Chair


Lois Cox


Connie Locke


Bob Kandra