

Zoning Commission

Regular Meeting

February 6, 2014

1

Ch. Nehrenz called the meeting to order at 7:00 p.m.

Roll Found: Nehrenz, Siarkowski, Powell, Spellman, Kman and Dermody present. Also present was Trustee Catherwood.

Ch. Nehrenz asked if everyone had a chance to review the minutes from the Regular Meeting held January 16, 2014 and if there were any comments. There were no comments.

Ch. Nehrenz asked for a motion to approve the minutes of the Regular Meeting held on January 16, 2014. Mr. Spellman moved and Mr. Kman seconded.

Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes

Ch. Nehrenz asked if everyone had a chance to review the minutes from the Organizational Meeting held January 16, 2014 and if there were any comments. Mr. Spellman noted on page 2, 3rd sentence, it should read Ch. Nehrenz called for a motion, not Ch. Spellman.

Ch. Nehrenz asked for a motion to approve the minutes as corrected of the Regular Meeting held on January 16, 2014. Ms. Siarkowski moved and Mr. Spellman seconded.

Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes

Old Business:

- Ch. Nehrenz discussed the Master Policy Plan and asked Trustee Catherwood to give the Board an update. Trustee Catherwood noted she sent examples to Ch. Nehrenz for him to review. They are examples of communities that used steering committees. She noted Seville and Liberty Township were done well in her opinion. Mr. Kman asked if it made sense to have one of these communities come to talk to the Board regarding their process and successes and failures. Trustee Catherwood noted she can ask someone from Medina Township to come and discuss their process. Ch. Nehrenz asked what the process is and what direction this should move at this point. Trustee Catherwood noted that any ZC member if interested would be part of the steering committee and/or sub-committee, depending on their interest. Ms. Siarkowski asked who selects the committees. Trustee Catherwood noted the Trustees make the final decisions on the committees and also who the facilitator will be, mainly for appropriation of funding. After discussion, it was agreed that having the committee first makes sense, then they can get a facilitator that is best suited for the committee. Trustee Catherwood said it may make sense to write an RFP to find facilitators after the committee develops some parameters on what they will be looking for. She noted she will discuss this with the other trustees at a work session. It was agreed that the ZC Board will work on parameters desired for the process and for a facilitator to discuss at the next ZC meeting.

Zoning Commission

Regular Meeting

February 6, 2014

2

- Ch. Nehrenz noted he attended the BZA hearing last month regarding a variance for directional signs. He noted the variance was approved, although the BZA was confused on the interpretation of the regulations and what the intention of the regulation was from the ZC Board. He noted that items like this will come up from time to time and in order to utilize their time efficiently, he has asked Zoning Inspector Schaefer to keep a list of items and present them to him and then he can bring them to the ZC meeting in advance so they can be discussed at that time. He noted once there are several items to discuss, then they will have a session to discuss them rather than having one item at each meeting. This will help the ZC be more efficient in using their time. Mr. Powell noted he didn't think ZI Schaefer understood the Board's intention and that he should come to the Board to discuss it prior to making a ruling. Trustee Catherwood agreed and has encouraged him to come to the Board for review, even if a special session needs to be called for a time sensitive issue. Mr. Kman noted if they know of the issue in advance of the meeting, it would be better. All parties agreed. Trustee Catherwood noted that ZI Schaefer has a very difficult job but he is very happy with the new regulation book as he feels he has a great tool to use.
- Mr. Spellman noted that the granny flat was tabled and needs to be discussed at future meetings.

New Business:

- Trustee Catherwood asked that the Board review Wind, Solar and Outdoor Fire Places in the near future. Mr. Spellman said that when he last spoke to Susan Hirsh, the county tabled the discussion of those regulations, which were going to be a template for the county to use. Trustee Catherwood noted that Homer Township has a very good section that may be a good starting point for the Board.

Vice-Chairman's Report: None

Chairman's Report:

- There is a zoning workshop on Solar Energy that will be held on February 18, 2014 at 7:30pm at the Westfield Township Hall. Please RSVP by February 17, if interested in attending. Contact Suzanne Peterlin if interested.

Board Member's Report:

- Mr. Powell noted that it appears the Trustees acted on a business on Crestview Road and they have moved recently. Trustee Catherwood noted that they were in violation and so they decided to move his business. Trustee Catherwood noted that there is another issue coming up regarding a stable that was built as they are storing the manure very close to the neighbor's property line so they are in violation of nuisance ordinance. Mr. Powell noted that it would make sense that when issues like this come up that the Board be made

Zoning Commission

Regular Meeting

February 6, 2014

3

aware of them for future reference in case something in the regulations needs to be reviewed and changed. Trustee Catherwood agreed that they should let the ZC Board be aware of such issues. She also noted that ZI Schaefer discussed with the owner who has the trailer on Stony Hill Drive and that he agreed to move the trailer after the weather is better.

Ch. Nehrenz noted that the next Regular Meeting will be held March 6, 2014 at 7:00pm.

Ch. Nehrenz asked for a motion for adjournment of the Regular Meeting. Mr. Powell moved and Mr. Kman seconded.

Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes

Meeting was adjourned at 7:50 p.m.

Todd Gienger, Recording Secretary

Minutes Approved: _____, 2014

John Nehrenz, Chairman

Karen Siarkowski, Vice Chairman

Calvin Powell, Member

William Spellman, Member

Mel Kman, Member

(Absent)
Jim Kamps, Alternate Member

Diane Dermody, Alternate Member