

The Chardon Township Zoning Commission (“ZC” or “Board”) met on this date with the following members present: Ted Gdovichin, Carol Kovac, Richard Piraino, Sandy Smith, and Don Mohney, Zoning Inspector.

Absent members: Mike Danzig

The meeting was called to order at 7:10 p.m.

The Board reviewed the January 7, 2019 meeting minutes.

Mrs. Kovac moved to accept the January 7, 2019 minutes as revised. Mr. Gdovichin seconded the motion.

AYES: GDOVICHIN, KOVAC, PIRAINO & SMITH.

The Board then reviewed the timetable for the proposed Home Occupation Amendment as follows:

- 01/28/19 – Initiate Amendment
- 02/01/19 – Transmit copy of Amendment to Planning Commission
- 02/04/19 – Legal Notice for Public Hearing in newspaper
- 02/15/19 – Planning Commission’s recommendations to Amendment
- 02/18/19 – Public Hearing
- 02/20/19 – ZC submits its recommendation to the Trustees
- 03/22/19 – Trustees must have public hearing by this date

The Board then reviewed the final red-lined draft of the proposed Home Occupation Amendment as follows:

- Ms. Kerry questioned why the Board had the words “Provided, however,” at the beginning of the last sentence in the opening paragraph. The Board agreed to remove the verbiage so that the opening paragraph will read as follows:

~~Provided, however,~~ Conducting professional office work remotely shall not require a zoning certificate, per section 500.10.

- #4 – the Board agreed to replace the verbiage “conducting a home occupation” with “all home occupations.” Therefore, #4 will now read as follows:

The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants. Not more than fifteen percent (15%) of the total usable floor area of a dwelling unit, not to exceed five hundred (500) square feet, shall be used in conducting **all** home occupations. Usable floor area of a dwelling unit shall be determined by measuring its interior dimensions in accordance with Section 500.09 as applicable.

- #6 - Ms. Kerry suggested removing the word “the”, which the Board agreed. Therefore, #6 will now reads as follows:

The dwelling unit in which a home occupation is conducted shall conform with all the regulations for the zoning district in which it is located, as well as all county, state, and federal regulations and requirements.

- #8 – The Board asked Ms. Kerry to change #8 so that it contains the exact wording as in Section 401.00(L). Therefore, #8 now reads as follows:

No home occupation shall produce offensive or annoying noise, vibration, smoke or other particulate matter, odorous matter, heat, humidity, glare, or other objectionable effects.

- #10 – “Operating any home occupation that requires tractor trailer deliveries is prohibited.” During informal review, the Planning Commission suggested citing ORC Section 4501.01 for this requirement. Ms. Kerry stated that she pulled ORC Section 4501.01 and it does not specify or define tractor trailer. Mrs. Smith questioned whether this needed to be part of the Amendment. She asked how many deliveries a home occupation can receive given that there is a maximum square footage of 500 square feet. Mrs. Kovac commented that this was already covered in #7 – “No traffic in volumes greater than normal generated by a dwelling unit in the neighborhood is permitted.” After a brief discussion it was decided to remove #10.
- #11 – The Board asked Ms. Kerry to change Section 500.10 to the correct section which is 500.02. Therefore, #11 now reads as follows:

If a Home Occupation does not meet the requirements in **Section 500.02**, see Article VIII Conditional Uses.

- #12 – “Storage of materials and/or equipment related to the home occupation in an accessory building is subject to a Conditional Zoning Certificate.” Mrs. Smith questioned whether this was needed based on Claridon’s Resolution. She went on to say - why not allow it if they are not bothering anyone. She went on to say that when the Board first started working on the Amendment this was taken out. There was then a discussion regarding using an accessory building for storage versus having a home occupation in an accessory building. Mrs. Kovac commented that she doesn’t care what people store in an accessory building as long as it doesn’t bother anyone and they don’t end up conducting their home occupation in an accessory building. The Board agreed to remove #12.

There was a short break so that Ms. Kerry could make the above changes and create a final copy of the Amendment so the Board to initiate the Amendment.

The Board then initiated the Home Occupation Amendment.

Ms. Kerry read Form 22, which read as follows:

**FORM NO. 22
MOTION TO INITIATE AMENDMENT
TO CHARDON TOWNSHIP ZONING RESOLUTION
R. C. 519.12 (A)**

_____ moved the adoption of the following motion:

That an amendment to the Chardon Township Zoning Resolution, identified as number 2019-1, consisting of 20 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Chardon Township Zoning Commission this 28th day of January, 2019.

_____ seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

Mr. Gdovichin moved to initiate Amendment 2019-1 to the Chardon Township Zoning Resolution.
Mrs. Kovac seconded the motion.

AYES: GDOVICHIN, KOVAC, PIRAINO & SMITH.

The Commission chose February 18, 2019 for the public hearing.

Ms. Kerry read Form 27, which reads as follows:

**FORM NO. 27
MOTION TO SET DATE
FOR PUBLIC HEARING ON
PROPOSED AMENDMENT TO
TOWNSHIP ZONING RESOLUTION
R. C. 519.12 (A) or (E)**

The Chardon Township Zoning Commission, Geauga County, Ohio, met in regular session on the 28th day of January, 2019, at Chardon Township Town Hall with the following members present:

_____ moved the adoption of the following motion:

That the Chardon Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2019-1, to the Chardon Township Zoning Resolution as attached hereto on the 18th day of February, 2019 at 7:00 o'clock p.m. at the Chardon Township Town Hall.

_____ seconded the motion and the roll being called, the vote of the Chardon Township Zoning Commission was as follows.

Mrs. Kovac moved to adopt motion to conduct a public hearing on February 18, 2019 for Amendment 2019-1 to the Chardon Township Zoning Resolution. Mr. Gdovichin seconded the motion.

AYES: GDOVICHIN, KOVAC, PIRAINO & SMITH.

Ms. Kerry read Form 30, which reads as follows:

**FORM NO. 30
TRANSMISSION OF COPY OF
MOTION FOR PROPOSED
AMENDMENT TO ZONING RESOLUTION
TOGETHER WITH TEXT
PERTAINING THERETO TO COUNTY
PLANNING COMMISSION
R. C. 519.12 (E)**

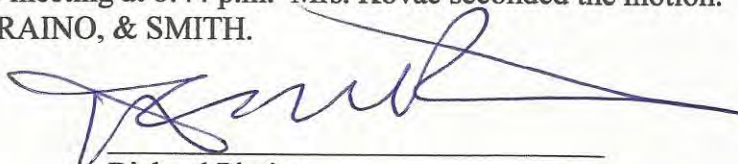
The Chardon Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number 2019-1 to the Chardon Township Zoning Resolution together with attached text pertaining thereto to the Geauga County Planning Commission this ____ day of ____ February ____, 2019.

There was no motion required for Form 30.

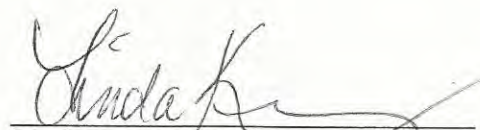
The Board then discussed how the Public Hearing would be conducted. They stated that Mr. Piraino would explain the proposed Amendment and why they were doing this. They would listen to each resident's comments to be taken into consideration. There would be no debating, just listening and writing down comments for consideration. They would ask the residents to be specific and keep to the point.

The next meeting is scheduled for February 18, 2019 at 7:00 p.m. for the Public Hearing

Mr. Gdovichin moved to adjourn the meeting at 8:44 p.m. Mrs. Kovac seconded the motion.
AYES: GDOVICHIN, KOVAC, PIRAINO, & SMITH.



Richard Piraino



Linda Kerry, Secretary