

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

The meeting was called to order at 7:03 p.m.

Ms. Kerry stated that she realized that she inadvertently had Mr. Gdovichin as in attendance at the January 14, 2021 meeting, which he was not, so she as removed him as present in the minutes.

The Board reviewed December 7, 2020 meeting minutes.

Mrs. Smith moved to accept the December 7, 2020 minutes as presented. Mr. Slusarski seconded the motion.

AYES: GDOVICHIN, KOVAC, PIRAINO, SLUSARSKI & SMITH.

The Board reviewed the January 14, 2021 meeting minutes.

Mrs. Kovac moved to accept the January 14, 2021 minutes as presented. Mr. Slusarski seconded the motion.

AYES: KOVAC, PIRAINO, SLUSARSKI & SMITH. GDOVICHIN abstained as he was not present at the January 14, 2021 meeting.

Ms. Kerry asked for the Board members’ approval to electronically sign the minutes on their behalf. All members gave their approval.

Ms. Kerry stated that she talked to Mr. Mohny about the 20 foot minimum width for driveways and he said he was actually referring to the County requirement for the culvert for pipes, not the width of driveways.

Ms. Kerry stated that Ms. Applebaum’s email says that some places in our Resolution reflects 20 foot minimums for non-residential uses and others reflect 24 foot minimums and we should make them consistent. Ms. Kerry said that she can go through the Resolution and make a draft so that all footage is consistent. Ms. Applebaum said a 24 foot minimum is good for access driveways. Mrs. Kovac suggested making the minimum 20 feet because there are some places that don’t need a 24 foot minimum. Ms. Kerry asked what the maximum should be. Mr. Piraino suggested 20 foot minimum and 24 foot maximum width. Ms. Kerry commented that that may not be wide enough for commercial trucks entering and exiting a business. Mrs. Smith asked Ms. Kerry to make a chart indicating all the minimum and maximum requirements in different areas in the Resolution.

Mr. Piraino asked about the status of the Agritourism Amendment. Ms. Kerry responded that the Trustees are meeting on Wednesday, February 3, 2021, and she hadn’t heard anything negative about the Amendment and assumes they will approve it.

Ms. Kerry stated that the Planning Commission is looking into revising Signs for Model Zoning and will let us know if they make any changes. Mrs. Kovac stated that there needs to be changes and the Board should complain that they haven’t revised that section yet because of the *Reed v. Gilbert* case. She went on to say that all the Resolutions are out of compliance and there are a lot of signs in the Township that are bigger than they should be, and the time limited signs are up way past the time that they should be. Mrs. Kovac’s said she would like to know what the rules are and be able to enforce them. Mr. Piraino said that Mrs. Kovac is correct that time limited signs are up longer than they should be but he doesn’t think anyone

is enforcing them unless there is a complaint. Mrs. Kovac said there have been many verbal complaints but because of *Reed v. Gilbert* she doesn't think the Township can enforce the regulations even if they wanted to, but she still wants to know what they can enforce. Ms. Kerry will contact the Planning Commission and ask them again what the timeframe is for when they will be working on this.

Mr. Piraino asked that the Board receive the minutes sooner than the day before the meeting to give them time to review them.

Mr. Piraino asked what the reference to Commercial businesses was on the future business list. Ms. Kerry stated that a long time ago the Board talked about revising the list of commercial businesses because the list was outdated. Mrs. Kovac said she would like it if they could take a middle ground (ie. "here's a list, not all inclusive, with outlined characteristics such as no pollution, not a lot of traffic, etc.) Then leave it up to the zoning inspector if the applicant conforms to the required characteristics. Mrs. Kovac said for example, someone requested to put in a compost business and the Board said no. Ms. Kerry said she would find the commercial business list that she previously drafted which cross references with other Township businesses.

The Board asked Ms. Kerry to find out if the Trustees want a joint meeting and if they have anything they want the ZC to work on. Mr. Slursarski is going to the Trustee Meeting and will ask the Trustees.

Mrs. Kovac suggested asking other townships what they are working on. Ms. Kerry responded that a lot of other Townships are not having meetings due to COVID. Mr. Piraino stated that other Townships are having high turnover issues right now as well.

Ms. Kerry suggested taking the month of March off and resuming in April since there aren't any urgent matters to work on. The Board agreed.

The next meeting is scheduled for April 5, 2021.

Ms. Kerry stated that she sent notes of changes needed for the Township website to Lisa because there are significant changes that need to be made. She will have the minutes uploaded to the website site once it is fixed.

Mrs. Smith moved to adjourn the meeting at 7:33 p.m. Mrs. Kovac seconded the motion.
AYES: GDOVICHIN, KOVAC, PIRAINO, SLUSARSKI & SMITH.

Richard Piraino

Linda Kerry, Secretary