

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

The meeting was called to order at 7:02 p.m.

The Board reviewed the September 17, 2018 meeting minutes. Mrs. Kovac moved to accept the September 17, 2018 minutes as presented. Mr. Danzig seconded the motion.
AYES: DANZIG, KOVAC, SMITH & PIRAINO.

The Board reviewed the October 15, 2018 meeting minutes. Mrs. Smith moved to accept the October 15, 2018 minutes as presented. Mrs. Kovac seconded the motion.
AYES: DANZIG, KOVAC, SMITH & PIRAINO.

The Board then reviewed the revised proposed Home Occupation Amendment.

The Board agreed that #7 should include the words “No Home Occupation shall”, which now reads as follows:

7. No Home Occupation shall produce unreasonable and excessive noise, smoke, dust, heat, odor, or vibration that would disturb a reasonable person or ordinary sensibilities.

The Board reviewed the suggestions in Mr. Danzig’s email of November 11, 2018 to the proposed Home Occupation Amendment and Home Occupation Zoning Certificate Application.

1. Mr. Danzig suggested that #4 state there should be no visible change on the “property” also, not just to the exterior appearance of a dwelling. Mrs. Smith responded that the Board already hashed everything out and she doesn’t want to go back in time. Mrs. Kovac stated that what Mr. Danzig is suggesting is not unreasonable. Mrs. Kovac went on to say that Mr. Danzig wants this to be clearer. The Board took a straw vote as follows: Danzig – yes; Smith – no; Kovac – yes; Pirano – no. It was decided that the word “property” would be added to #4 and would read as follows:

4. There shall be no change in the exterior appearance of a dwelling unit or property, or other visible evidence of such, including but not limited to signage.

2. Mr. Danzig suggested adding to #7 and #9 that storage for a Home Occupation is only permitted in the dwelling unit. After a brief discussion it was decided that this was covered under #8 and #12 and therefore would not be added to #7 or #9.

3. For requirement on Page 2 of the Home Occupation Zoning Certificate Form, Mr. Danzig suggested changing “list all vehicles” to “list all vehicles proposed to be utilized for the business including trucks, trailers, track hoes, paving rollers, mowers, etc.” He also suggested listing where each vehicle will be stored. The Board took a straw vote to add this change as follows: Danzig – yes; Piraino – no; Kovac – no; Smith – no. This requirement will not be changed or added to.

4. Mr. Danzig suggested adding a section that required listing all non-vehicle equipment and material to be utilized for the business and where each will be stored. Mrs. Smith stated that would be totally invasive and it doesn’t need to be added. Mrs. Kovac then commented that they would have to include every computer, etc. The Board took a straw vote to add this change as follows: Danzig – yes; Piraino – no; Kovac – no; Smith – no. This requirement will not be added.

Mr. Danzig discussed the excavation equipment across the street from the Town Hall and then commented that in his view the Board is creating a gray area for vehicles.

The Board asked Ms. Kerry to submit the proposed Home Occupation Amendment and Home Occupation Zoning Certificate Application for informal review to the Planning Commission. Mrs. Smith moved to submit the proposed Home Occupation Amendment and Home Occupation Zoning Certificate Application for informal review to the Planning Commission. Mrs. Kovac seconded the motion.

AYES: DANZIG, KOVAC, SMITH & PIRAINO.

Mr. Piraino suggested meeting with the BZA when the Planning Commission returns their comments. Mrs. Smith suggested having them come to the Public Hearing.

The next meeting was scheduled for December 17, 2018 so the Board will have the Planning Commission’s comments by then.


The Board asked Ms. Kerry to send the proposed Home Occupation Amendment and Home Occupation Zoning Certificate Application for informal review to the BZA and tell them the ZC’s next meeting is scheduled for December 17, 2018 if any of the members would like to attend. The ZC also asked that the BZA submit any questions and/or comments before the meeting so they can review them and do research if needed.

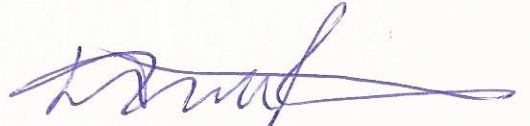
Mrs. Kovac stated that she would like to have someone from the Planning Commission come to a future meeting to explain any comments they provide.

The Board asked Ms. Kerry to check Model Zoning to see if there have been any changes to the Signs section. If not, the Board would like her to ask the Planning Commission if they plan on making any changes.

Mrs. Kovac stated that she hears about Agribusiness more and more every day and there are things the Board could look at after the Home Occupation Amendment is filed.

Mrs. Smith moved to adjourn the meeting at 7:55 p.m. Mrs. Kovac seconded the motion.
AYES: DANZIG, KOVAC, PIRAINO, & SMITH.


Linda Kerry, Secretary


Richard Piraino