

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

Absent member: Sandy Smith.

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

Mr. Piraino provided a handout to the Board entitled “How to Make Sure Your Board Sets a Good Example for Your Company”. He said that he contacted the Prosecutor’s Office and asked them if they could come and speak about how Board members should properly conduct themselves during a meeting since there has been some issues in the past – talking over each other, one member dominating the meeting, etc. The Prosecutor’s Office said that is not something they do and therefore Mr. Piraino found the handout to assist the Board. Mrs. Kovac responded that she doesn’t think the Prosecutor’s Office would be helpful for that. Ms. Kerry stated that was more of an HR matter and Mrs. Kovac agreed. Mrs. Kovac then suggested that the Board write down a list of the norms for what should be expected during a meeting and that way when issues arise the Board can refer back to the list.

The Board reviewed the October 7, 2019 meeting minutes.

Mrs. Kovac moved to accept the October 7, 2019 minutes as presented. Mr. Piraino seconded the motion.

AYES: GDOVICHIN, KOVAC, PIRAINO & SLUSARSKI.

Mrs. Kovac commented that she previously told the Trustees that they should have a disclosure form for new Board members just so there is totally transparency and there are no accusations about conflicts of interest, as there have been in the past. Ms. Kerry responded that applicants have to submit a resume when applying for a Board position which details what they do, etc.

Ms. Kerry stated that, for financial reasons and because there are no pressing issues, the Trustees suggested that the ZC meet just once a month instead of twice a month. The Board agreed and chose the first Monday of the month for their meetings.

The Board then discussed the draft business list that Ms. Kerry put together which was comprised of current businesses allowed in the Township, and those from other townships that are not currently allowed. Mr. Piraino commented that he doesn’t think Chardon Township should just allow car dealerships. Mrs. Kovac agreed stating that whatever is listed is allowed. Mr. Piraino added that there is only a small portion of land in the Commercial District anyway.

Mr. Mohney stated that there is another amendment that the Board could work on – cell towers. He received an application for a BZA hearing for an AT&T telecommunications tower and small building which they want to install on a residential lot on Pearl Road. He went on to say that current zoning for cell towers, which has been in effective since before 1990, is against cell towers.

The Trustees are fine with the installation of the cell tower as long as there are no complaints from the residents.

Mr. Mohney then went back to address the business issue, in particular car dealerships. He stated that car dealerships are a conditional use and would still have to go in front of the BZA. If it were added to the list of businesses in the Township it is not automatically allowed.

Mr. Piraino stated that they should have a masterplan of the Commercial District area otherwise he thinks things could become a mess. Mrs. Kovac commented that there is nothing really useful in the Land Use Plan. She used the example of the empty lot on the corner of Route 6 and Auburn Road. There is a stream that runs along the property and a big concern would be environmental impact. They wouldn't want a business that produces toxic waste that could potentially flow into the stream.

Ms. Kerry suggested taking the list home and going through the list of businesses and making comments about each, categorizing, etc.

Mr. Piraino commented that there aren't even 5,000 people in the Township so it wouldn't support something like a grocery store, which was one of the businesses on the list.

Mrs. Kovac stated that action items in preparation for the next meeting should be to look at the Land Use Plan provided on the Chardon Township website, make a list of the current businesses currently in Chardon Township, and review the draft list of businesses and make comments for discussion.

The Board then reviewed the list of correspondence/emails from the Prosecutor's Office over the past years that Ms. Kerry pulled together so the Board could see if there were any relevant issues they would like to readdress in preparation for their meeting with the BZA and Prosecutor's Office. After a brief discussion, the Board agreed that they would not be readdressing any previous matters.

The Board agreed that they would work on cell towers first and then go back and look at the list of businesses not currently allowed in the Township.

The Board also agreed to hold off on scheduling a joint meeting with the BZA and Prosecutor's Office until they have had a chance to make a decision on whether they will be revising the list of businesses in the Township.

Mr. Mohney stated that the cell tower that AT&T is proposing to install is 195 feet tall. He went on to say that adding the tower is due to cell phone volume and better reception.

Ms. Kerry stated that she will pull the verbiage from Model Zoning and other Townships for cell phone towers for review at the next meeting.

Mrs. Kovac moved to adjourn the meeting at 8:20 p.m. Mr. Slursarski seconded the motion.  
AYES: KOVAC, GDOVICHIN, PIRAINO, & SLUSARSKI.

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Richard Piraino

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Linda Kerry, Secretary