

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

The meeting was called to order at 7:05 p.m.

The Board reviewed the July 6, 2020 meeting minutes.

Mr. Gdovichin moved to accept the July 6, 2020 minutes as presented. Mr. Slusarski seconded the motion.

AYES: GDOVICHIN, PIRAINO & SLUSARSKI.

The Board then discussed drafting a Zoning Resolution Amendment for Agritourism.

Mr. Piraino read the definition of Agritourism from Model Zoning, which reads as follows:

“Agritourism” as defined in O.R.C. Section 901.80(A)(2), means an agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invite members of the general public to observe, participate in, or enjoy that activity.

Mr. Piraino suggested putting this definition in the Zoning Resolution. The Board agreed.

The Board then discussed size requirements for a structure associated with Agritourism. Mr. Piraino stated that Bainbridge Township’s maximum size of a structure for Agritourism is 100 square feet in their residential districts. Mr. Mohny said that he doesn’t think they needed to limit the maximum size of a structure because they don’t limit it for anything else. The Board agreed.

Mr. Mohny stated that he doesn’t think the Board needs to do anything with regulating ingress and egress for Agritourism, and he thinks the minimum requirement for front setbacks from the road right of way should be 60 feet. The Board agreed.

Mr. Piraino suggested adding Model Zoning Section 1705.0 (A) & (B) to the Amendment, which sections read as follows:

A. In all zoning districts, this resolution confers no power on the zoning commission, the board of township trustees, or the board of zoning appeals to prohibit the use of any land for agritourism.

B. For the purposes of this section, “agricultural production”, “agritourism”, “agritourism provider”, “farm”, and “participant” have the same meanings as in Section 901.80(A) of the Ohio Revised Code.

Ms. Kerry asked the Board where Agritourism should be placed in Resolution. The Board asked what Section XVII is labeled as in Model Zoning, which is the section where Agritourism is outlined. Ms. Kerry responded that she wasn't sure but would check and draft an Amendment in the same section as Model Zoning for review at the next meeting.

Next meeting is scheduled for September 14, 2020 at 7:00 p.m.

Mr. Slusarski moved to adjourn the meeting at 8:00 p.m. Mr. Gdovichin seconded the motion.  
AYES: GDOVICHIN, PIRAINO, & SLUSARSKI.

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Richard Piraino

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Linda Kerry, Secretary