

**ZONING COMMISSION MEETING MINUTES  
APRIL 5, 2010**

Chairperson Jane Scott convened the Zoning Commission meeting at 5:15 p.m. Present members were Ernest Stein, Mark Wasick, Jane Scott, Colleen Ahern and alternate Bill Daniel. Alan Weinstein, Peggy Spraggins, Sue Schultz and Matt Springer were also present. Jim Phelps was absent.

Guests present included Mr. Doran D’Avello and Ms. Helen Humphrys.

**Mr. Wasick moved to approve the March 4, 2010 minutes as submitted, Mr. Daniel, second.**

**Mrs. Scott called for a vote.**

**Roll call on the motion:**

**Aye: Mark Wasick, Jane Scott, Ernest Stein, Bill Daniel**  
**Nay: None**  
**Abstain: Colleen Ahern**  
**The motion carried.**

The Zoning Commission discussed changing the future public hearing date of June 7, 2010 to June 14, 2010.

**Mr. Wasick moved to change the future public hearing date from June 7, 2010 until June 14, 2010 due to a scheduling conflict, Mr. Daniel, second.**

**Mrs. Scott called for a vote.**

**Roll call on the motion:**

**Aye: Mark Wasick, Jane Scott, Ernest Stein, Bill Daniel, Colleen Ahern**  
**Nay: None**  
**Abstain: None**  
**The motion carried.**

Mr. Weinstein continued the discussion of the re-write of the Zoning Resolution.

Mr. Weinstein stated that **Article 13** addresses Administration and Enforcement and has been reviewed by Staff.

Ms. Ahern asked if any of the Commission members had any comments or questions regarding Article 13. None were offered.

**Mr. Wasick moved that Article 13, dated April 5, 2010 be forwarded to the Summit County Planning Commission for their recommendation and to set a public hearing for June 14, 2010 at 6:00 p.m. and for the Zoning Department to advertise for the public hearing as required by law, Mrs. Ahern, second.**

**Mrs. Scott called for a vote.**

**Roll call on the motion:**

**Aye: Mark Wasick, Jane Scott, Ernest Stein, Bill Daniel,  
Colleen Ahern**  
**Nay: None**  
**Abstain: None**  
**The motion carried.**

Mr. Weinstein discussed proposed language for Article 7 “Standards for Conditional Uses”. Mr. Weinstein stated that large-scale professional offices could also be included in the conditional use category since there is the potential for significant impacts on the delivery of public services and the health, safety and general welfare of the community.

Mrs. Ahern asked if the Summit County Engineers office could be listed under Article 7, Section 7.02 (G) which would address the impact of congestion for surrounding public streets and the anticipated volume of traffic.

Mr. Weinstein stated that he would draft language to address this matter.

Mr. Wasick asked if an existing commercial operation were to propose adding an addition which exceeded a certain square footage that was determined to be the threshold for conditional uses, would they need to receive the approval from the Board of Zoning Appeals.

Mr. Weinstein stated that the Zoning Commission would need to determine what the threshold for square footage on commercial operations would be and then if that number was exceeded on an application, then the Board of Zoning Appeals would need to review the proposed addition as a conditional use and rule on the matter.

Mr. Weinstein discussed proposed language for Article 10 “Nonconformities” and provided an explanation of what constitutes a nonconforming property, structure and use.

Mr. Wasick asked if a citizens guide could be developed and posted on the Township website which would provide explanations of terms such as nonconformities and conditional uses.

Mr. Weinstein stated that this is possible and several communities currently provide similar services on their website. Mr. Weinstein stated that a page dedicated to “questions and answers” could be developed and placed on the Township website under the Zoning Department. This would help clarify several reoccurring but rather confusing and difficult terms, classification and procedures.

Mr. Wasick asked that staff assemble a list of existing nonconforming lots, structures or uses within the Township.

Staff agreed to begin working to assemble a list.

Mr. Weinstein asked that Article 8 “Signs” and Article 9 “Parking and Loading” be tabled until a later meeting date to allow additional time for the Zoning Commission members to consider Articles 7 and 10.

Ms. Scott asked for additional comments from the Commission.

None were offered.

With no further business to come before the Commission, the meeting was adjourned at 7:15 p.m.

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Mrs. Jane Scott, Chairperson

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Matt Springer, Asst. ZI