

2017 ZC Minutes

Please note, Minutes are not posted here until they have been adopted by the Zoning Commission

March 29, 2017

The Perry Township Zoning Board held a regular meeting on Wednesday, March 29, 2017 at the the Township Offices. All board members, including alternate Tom Barrett were present. Township Administrator Wally Siegel, Township Trustee Rick Amos and George Smerigan also attended the meeting.

After Chairman Welch called the meeting to order, the first item of business was a review of the February 10, 2016 meeting minutes. Chris Corfias motioned to accept the minutes into record as presented. The motion was seconded by Nick Giegerich and passed by unanimous decision.

Next, Chairman Welch opened the floor for nominations for board chairman and vice chairman for the 2017 year. Chris Corfias nominated Mark Welch for chairman and Randy Vermilya for vice chairman. The nomination was seconded by Nick Giegerich.

There being no further nominations, Chris Corfias made a motion to close the nominations and take a vote to retain Mark Welch as chairman and Randy Vermilya as vice chairman. The motion was seconded by Randy Vermilya. The motion passed by unanimous decision.

Wally Siegel presented to the board a preliminary draft for section 410 Prohibited Uses. While dealing with a disgruntled home owner in the I2 district, who became upset when a towing business moved next to her property, Twp. Administrator Siegel discovered that the Zoning Regulations needed to be updated to agree with the Ohio Revised Code.

Mr. Siegel also presented the board a zoning map along Rt. 20 and requested that they consider re-zoning so that all parcels of the old Champion Farm would be in the B2 district so that no additional residential building could occur. This is something that the board has discussed in the past, and the members agree it is in the community's best interest.

George Smerigan will review the documents and supply legal descriptions for the members. Nick Giegerich requested that Mr. Smerigan create a definition for storage lots in the draft for section 410 Prohibited Uses.

The board scheduled a meeting for Wednesday, April 19th at 6:30 p.m. at the township offices.

Art Zentgraf asked Mr. Siegel if he would speak to Loreto developer about installing a buffer along his back property line. This was a stipulation of the zoning for the development. Mr. Siegel said it was scheduled to be completed when the developer was working on the last home in the development, but the last house was never built. He said he would talk to Loreto about getting the buffer installed.

There being no further business, Chris Corfias moved to adjourn the meeting and the motion was seconded by Randy Vermilya. The motion passed by unanimous decision. Chairman Welch adjourned the meeting.

(Minutes adopted April 19, 2017)

April 19, 2017

The Perry Township Zoning Board held a regular meeting on Wednesday, April 19, 2017. Chairman Mark Welch, Art Zentgraf, Nick Giegerich, and alternate Tom Barrett were in attendance. Township trustee Rick Amos and George Smerigan also attended the meeting.

The first item of business was a review of the minutes from the March 29, 2017 meeting. After a brief discussion, Art Zentgraf made a motion to approve the minutes as written. The motion was seconded by Nick Giegerich. POLL OF THE BOARD: THREE AYES (Tom Barrett abstained from voting). MOTION PASSED.

Next, the board entered into a conversation about the proposed zoning amendments. George Smerigan explained that Inoperable Vehicles and storage and towing entities must be licensed by the PUCO and is highly regulated at the state level. He explained that the township can still regulate in which zoning districts this business type may operate.

Art Zentgraf asked if the new amendments can include regulations for keeping heavy equipment in a residential area. George Smerigan explained that as long as a property owner has a valid county building permit, it is allowed.

Referring to section 410.02, Nick Giegerich asked if the proposed amendment would cover building waste. George Smerigan confirmed that it would.

The board discussed the calendar and timing of a Public Hearing. Nick Giegerich made a motion to set a Public Hearing for the following amendments and to send the proposed amendments to the Lake County Planning Commission with a request for its comment:

- Amend section 700 by adding a definition for Junk Vehicle
- Amend section 700 by adding a definition for Motor Vehicle
- Amend section 700 by adding a definition for Towing and Storage Lots
- Amend section 400 by adding section 410 Prohibited Uses.
- Add section 410.01 Uses Declared Nuisances
- Add section 410.02 Junk and Rubbish
- Add section 410.03 Inoperable Vehicles
- Add section 410.04 Vehicle Tracks
- Add section 410.05 Towing and Storage Lots
- Add section 410.06 Semitrailers

Re-zone approximately 26 acres along the north side of Route 20 and owned by the Perry Township Trustees and recorded in county document #200036979 from SR: Single Family Residential to B3: Planned Commercial Development. This change reflects the vision for the future of Perry Township set forth in the Comprehensive Plan. The motion was seconded by Art Zentgraf. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS. The Public Hearing is scheduled for May 24, 2017 at 6:30 p.m. at the township offices.

There being no further business, Tom Barrett made a motion to adjourn the meeting and the motion was seconded by Art Zentgraf. POLL OF BOARD: 4 AYES. MOTION UNANIMOUS.

(Minutes adopted May 24, 2017)

May 24, 2017

The Perry Township Zoning Board held a Public Hearing, immediately followed by a regular meeting on Wednesday, May 24, 2017. All board members, including alternate Tom Barrett were present. George Smerigan

and Rick Amos also attended the meeting. There were no other members of the public present.

Chairman Welch called the Public Hearing to order. He read the amendments and asked for comment. There was no comment. Chris Corfias made a motion to adjourn the Public Hearing. The motion was seconded by Nick Giegerich and passed by unanimous decision.

Chairman Mark Welch called the regular meeting to order and the first item of business was a review of the April 19, 2017 meeting minutes. Art Zentgraf made a motion to approve the minutes as written and Nick Giegerich seconded the motion. POLL OF THE BOARD: 3 Ayes. MOTION PASSED. (Chris Corfias and Randy Vermilya abstained from voting)

Nick Giegerich pointed out a spelling error in Section 410.02: scape metal should be scrap metal.

Chris Corfias noted that the reason many residents choose to live in the township is because they have some additional freedom in how one can utilize his property in comparison to city regulation. He wondered whether the junk vehicle regulations could be interpreted as too restrictive.

Randy Vermilya asked why a junk vehicle must be three model years or older as referenced in the definitions amendments. George Smerigan said that he used the same definitions that the State of Ohio uses in its statutes.

The board did not receive the Lake County Planning Commission's reply on the proposed amendments so there was no action taken on the amendments.

The board scheduled a regular meeting on June 15, 2017 at 6:30 p.m. at the township offices.

There being no further business, Art Zentgraf motioned to adjourn the meeting and Nick Giegerich seconded the motion. POLL OF THE BOARD: 5 Ayes. MOTION UNANIMOUS.

(Minutes adopted June 20, 2018)

June 15, 2017

The Perry Township Zoning Board held a regular meeting on June 15, 2017. Chairman Mark Welch, Art Zentgraf, and Tom Barrett attended the meeting. George Smerigan also attended the meeting. The board voted by unanimous decision to accept the following proposed amendments to the Zoning Resolution and send them to the township trustees with its recommendation to adopt them:

- Amend section 700 by adding a definition for Inoperable Vehicle
- Amend section 700 by adding a definition for Junk Vehicle
- Amend section 700 by adding a definition for Motor Vehicle
- Amend section 700 by adding a definition for Towing and Storage Lots

- Amend section 400 by adding section 410 Prohibited Uses.
 - Add section 410.01 Uses Declared Nuisances
 - Add section 410.02 Junk and Rubbish
 - Add section 410.03 Inoperable Vehicles
 - Add section 410.04 Vehicle Tracks
 - Add section 410.05 Towing and Storage Lots
 - Add section 410.06 Semitrailers

The board also voted unanimously to re-zone approximately 26 acres that is owned by Perry Township and located along route 20 on the north side of the street and recorded in document 200036979 to B3.

The Lake County Planning Commission is in agreement with all of the proposed amendments.

The board does not have another meeting planned at this time.

There being no further business, the meeting was adjourned.

(Minutes adopted May 23, 2018)