**Parkman Township Zoning Commission**

**Minutes**

**February 24, 2015**

**Zoning Commission Members Present:** Carlos Nieves, Scott Villers, Jerry Jacobs, Le0nard Hall and Jan Helt (Secretary)

**Member not Present**: Debbie Wilson and James Vaughn

The meeting was called to order at 7:00 P.M. by Carlos Nieves and seconded by Jerry Jacobs. Motion carried unanimously.

**Approval of Minutes:**

A motion was made by Jerry Jacobs and second by Scott Villers to approve the minutes with corrections for January 27, 2015. The motion carried unanimously.

**Questions on procedures:**

We discussed some of Ms. Gazley concerns about people coming to the Zoning Commission when maybe they should be going to the BZA first. Len Hall mentioned the fact that he would think that the Zoning Commission would be able to interpret the regulations for The Zoning Inspector if there is a question. The Zoning Commission are the ones who add amendments to the zoning regulations when needed. Geauga County Planning oversees the addition of amendments. Carlos Nieves read the e-mail from Jon Ferguson it stated that: (according to Sheila, Geauga County Prosecutor)

1. A resident can request a zoning amendment without going through the appeal process or addressing the BZA
2. The Zoning Inspector is responsible for processing all permits and appeals but has no involvement in the process for zoning amendments.
3. The Zoning Inspector is singularly responsible for determining if the requested permit conforms to the zoning regulations. He should not ask for advice from either the Zoning Commission or the Board of Zoning Appeals.

**Freezer Lockers:**

We went over the freezer locker definition:

**Freezer Locker Building: A permanent accessory building for the use of individual freezers and or freezer locker and also the sale and storage of ice.**

We discussed freezer lockers and the fact that there are quite a few of them in Parkman Township. There is one on 528 that is a shed on skids with electric running to it. There is also one that is an old truck trailer that now holds freezer lockers. It was suggested that the freezers lockers be put under:

**Section 402.2:** Permitted Accessory Buildings, Structures, and uses (which are on the same lot with and incidental or subordinate to the principal permitted building, structure, or use).

**Section 402.2: (G)** Accessory buildings designed and used for, but not limited to, the storage of tools, equipment, supplies, motor vehicles, **freezer lockers**, and other personal property owned by the occupants of the principal buildings or structure not to exceed 1,000 square feet per building on lots of record under 2.5 acres. 1,500 square feet per building on 2.5 to 5 acres lots, 2000 square feet per building for more than 5 acres and up to 10 acres, and 2,500 square feet per building for more than 5 acres and up to 10 acres, and 2,500 square feet per building on greater than 10 acre lots. A maximum of two (2) accessory building per lots are permitted. All accessory buildings must meet the setback and sideline requirements as outlined in Section 402.6 and must be a minimum of 20’ from any other building.

**K. Breezeway**

**New – L.** Freezer locker building a permanent accessory building for the use of individual freezers and freezer lockers and sale and storage of ice.

It was decided to send a letter to Dave Dietrich (Planning Commissioner) with all the pertinent information.

Carlos motioned to end the meeting and Jerry Jacobs seconded the motion. Motion passed unanimously.

The committee will meet on Tuesday March 24, 2015 at 7:00pm. The agenda for the meeting includes:

* Freezers lockers Amendment

Respectfully Submitted. Approved,

Jan Helt Carlos Nieves

Parkman Township Zoning Secretary. Chair

Dear Mr. Dietrich:

Parkman Township is contemplating adding an Amendment to our zoning.

Section 402.2 Permitted Accessory Buildings, Structures, and Uses (which are on the same lot with and incidental or subordinate to the principal permitted building, structure, or use).

Section 402.2 (G) **(New freezer lockers)**

Accessory buildings designed and used for, but not limited to, the storage of tools, equipment, supplies, motor vehicles, ***freezer lockers***, and other personal property owned by the occupants of the principal building or structure not to exceed 1,000 square feet per building on lots of record under 2.5 acres, 1,500 square feet per building on 2.5 to 5 acre lots, 2,000 square feet per building for more than 5 acres and up to 10 acres, and 2,500 square feet per building on greater than 10 acre lots. A maximum of two (2) accessory buildings per lot are permitted. All accessory buildings must meet the setback and sideline requirements as outlined in Section 402.6 and must be a minimum of 20’ feet from any other building.

K. Breezeways

**New - L**. Freezer Locker Building a permanent accessory building for the use of individual freezers and or freezer lockers and sale and storage of ice.

These freezer lockers are popping up all over Parkman Township. We are trying to prevent the use of temporary structures which is a safety hazard and an eyesore to our township. They are on skids, old freezer truck trailers or other truck bodies. We would like your input as to suggestions you may have. We were also wondering if there are issues in other Townships regarding freezer lockers.

Thank you,

Jan Helt

Parkman Township Zoning Secretary

This is a copy of the letter I sent to Dave Dietrich concerning freezer lockers.