**Parkman Township Zoning Commission**

**Minutes**

**August 30, 2016**

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

Not present: Deborah Wilson

Others present Mr. Bob Troyer CEO of Middlefield Pallet Shop and Jon Ferguson Trustee.

The meeting was called to order at 7:00 P.M. by Carlos Nieves.

**Approval of Minutes:**

A motion was made by Mr. Nieves, and seconded by Mr. Villers to approve the minutes with corrections for July 26, 2016. The motion carried unanimously.

Mr. Hall thanked everyone for coming to the meeting on such short notice.

Mr. Hall asked Mr. Troyer to tell us exactly what he needs from the ZC tonight. Mr. Troyer introduced himself as the CEO of BTE Properties LLC. He stated that he and his partner John Yoder who own Middlefield Pallet Shop would like to build a 12,000 square foot building on their parcel #25-003000 located at 18385 Nelson-Parkman Road, Parkman Ohio 44062. In order to get a permit he said he has to have this parcel rezoned from R-Residential to I-Industrial. Mr. Troyer said he owned the property years ago and sold it, he purchased it back. He is hoping that Parkman Township will consider his request.

Mr. Nieves asked what is the building going to be used for, warehousing, manufacturing or what. Mr. Troyer stated the building would be used for manufacturing of boxes and crates for shipping. Mr. Nieves asked if they were wooden boxes and crates. Mr. Troyer stated they would be made out of wood. Mr. Troyer stated they make specialty crates and boxes.

Mr. Hall asked how much work would be done outside. Mr. Troyer said not much everything would be done inside the building. Mr. Troyer presented the building plans for everyone to see. The building is nice looking and would be a welcome addition to Parkman Township.

Mr. Jacobs stated that basically the property is useless because the property slopes down and then drops off in the back. The first 300 feet are or so is flat and then it drops suddenly. Mr. Jacobs stated that this would work for this piece of land, because it can’t be used for much else.

Mr. Hall stated he is concerned about the noise. Mr. Troyer stated he felt there would not be any more noise than there already is.

Mr. Jacobs asked if there was a home on the property. Mr. Troyer stated there is no home on the property, there is a pole building that will be torn down. Mr. Troyer stated that Rubin Byler a neighbor has a house on his property which no one lives in. Lucinda Gates has a home on the property next to Rubin Byler’s property.

Mr. Jacobs stated that the property has no value it is unbuildable in his opinion.

Mr. Nieves asked if the property has been surveyed, Mr. Troyer stated that it would not meet Parkman zoning footage required on the front of the property. We just need to change the property to industrial. Someone stated he would be crossing lot lines. Mr. Troyer stated it does not matter because they own it all.

Mr. Nieves asked if all of the property needed to be industrial, Mr. Villers asked could they make part of it industrial, the answer was yes it all needs to be industrial.

Mr. Hall asked if they would be hiring more workers. Mr. Troyer stated probably they would need additional workers. Mr. Troyer stated the new building would be 12,000 square feet. The old building is 10,000 square feet.

Exhibit A:

BTE Properties LLC located at 15940 Burton-Windsor Road, Middlefield want to change Parcel #25-003000 located at 18385 Nelson-Parkman Road Parkman, Ohio 44062 from R-Residential to I-Industrial

Mr. Vaughn made a motion, seconded by Mr. Hall to add an Amendment to Parkman Township Zoning Resolution to change Parcel#25-003000 from R-Residential to I-Industrial. Following roll call the vote was as follows: Carlos Nieves – YES, Scott Villers – YES, James Vaughn – YES Jerry Jacobs – YES and Leonard Hall – YES.

Mr. Troyer stated if anyone had any other questions don’t hesitate to call him any time. Mr. Troyer thanked everyone for their time and efforts spent on this amendment.

Mr. Hall asked if everyone read the letter from Mr. James R. Flaiz Geauga county Prosecuting Attorney regarding e-mails between Board Members. The courts held that Ohio Revised code Section 121.22 “prohibits any private prearranged discussion of public business by a majority of the members of a public body regardless of whether the discussion occurs face to face, **telephonically, by video conference, or electronically by e-mail, text, tweet, or other form of communication.”** A discussion followed with everyone agreeing we do not do this and will not do this in the future.

The next thing on the agenda is we need to make a correction to our Zoning Manual:

Exhibit “B”

Page 1v – 12 402.16 Section C #3 Have minimum sixty (60) feet of frontage on a public road at the front lot line and shall be minimum sixty (60) feet in width along the entire length.

Should Read:

New: Page 1v – 12 402.16 Section C #3 Have minimum fifty (50) feet of frontage on a public road at the front lot line and shall be minimum fifty (50) feet in width along the entire length.

There will be a combined meeting of the Board of Zoning Appeals and the Zoning commission on October 11, 2016 at Parkman Community House at 7:00 p.m. Mr. Ferguson stated he will send a reminder out with an agenda in a couple of weeks.

The ZC members discussed the Square footage of a house, building etc. and how you determine the square footage. Everyone agreed that it is the footprint of the building. Mr. Hall stated this has been discussed a couple of times already, it is always the footprint of the building.

Mr. Hall asked if there was anything else there was not. Mr. Vaughn motioned to adjourn the meeting Mr. Jacobs seconded, and the motion passed unanimously.

Our next meeting will be September 27, 2016.

Respectfully Submitted.by: Approved,

Jan Helt, Secretaty Leonard Hall, Chairperson

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Parkman Township Zoning Secretary. Chairperson