

Zoning Board Minutes
Village of Chippewa Lake
3/2/10 7:30pm
Church at the Lake
By Shelly Wharton

Present: Shelly Wharton, Paul Vereb, Don Bican, Nick Schmitz, Bob Locher, Brent Osborn, Joanne Dodaro, Deputy Easterday, Cyndy Naragon

Absent: None

Guest: None

Meeting called to order at 7:37pm, recorder on.

Motion by Vereb, 2nd by Bican to approve the 2/2/10 Zoning Board Minutes as presented, vote taken, all in favor, motion carried.

Old Business:

Schmitt: nothing further.

Lake Road dumpster: see Locher notes on 3/2/10 Complaints and Violations listing.

117 Clovercliff: nothing.

88 Clovercliff: see Locher's report.

Hannahs: vehicle parking on grass – Deputy Easterday ticketed the vehicle after the last meeting. There have been no further violations. Dodaro reports that Hannahs has ceased returning Cathy Osborn's calls regarding outstanding fees/fines. Osborn has turned the matter over to Michelson.

Locher's 3/2/10 Complaints and Violations report reviewed. See attached.

New Business:

Wharton has obtained a copy of the Lafayette Township Zoning Resolution at a cost of \$25. She has reviewed same. It is available to anyone who wants to review. Lafayette Township has not completed their Comprehensive Plan to date. The Zoning Resolution does not contain the most recent map which is available online from the Medina County Planning Commission, zoning maps, Lafayette Township.

Wharton brings up continuation of discussion of consideration of annexation the portion of Lafayette Township that is surrounded by Village property (Heather Hedge, Lake St., Longacre area). This was discussed at the Zoning Work Session last week. Wharton states that with the advent of commercial building occurring in the township (Chippewa Landing) and because this area is zoned commercial (although it contains much residential) and because we have developed a Comprehensive Plan and are reviewing and revising the Zoning Book that Council should look at the pros and cons of annexing this area into the Village. The township does not enforce their zoning as we do. The township is unable per law to address zoning as we do. If this area is further developed commercially it could adversely impact our residents whose property abuts the commercially zoned property. There is currently a business on Heather Hedge with a semi trailer parked in full view as well as other debris in full view on the property. This area presents confusion for residents and real estate

agents/companies who are not aware that it is not a part of the Village. The Township does permit certain commercial establishment that could be detrimental to the Village if they were to be built and the Village would have no say (sexually oriented establishments). Some of the residential areas would not meet our current zoning regulations and there would be other costs associated with annexation of these properties (streets, lighting, upkeep). The Village currently owns property that is in the Township (pond). Discussion had.

Motion by Wharton, 2nd by Vereb to recommend that Council review and study the possibility of annexing township property which borders Village property from Longacre over to Circle Crest and bordered by Lake Road, vote taken, all in favor, motion carried.

Email received from Michelson re Catholic Church property advertised as commercial. The only portion of the 7+ acres that is zoned commercial is the .19 acre driveway area. The rest is residential. Michelson contacted the real estate agent and so advised.

Naragon reports that she spoke with Michelson about the "industrial" area on Lake Road. Michelson advised that we do not have to rezone it at this time. We will however remove "industrial" as a permitted use from the zoning book

Naragon to circulate possible dates for the next Zoning Work Session.

Naragon has circulated the drafted Comprehensive Plan. Reviewed and edited. She will correct. Michelson has reviewed.

Motion by Wharton/ 2nd by Bican to submit the corrected drafted Comprehensive Plan to Council, vote taken, all in favor, motion carried.

Motion by Vereb, 2nd by Bican to adjourn the meeting, vote taken, all in favor, motion carried. Meeting adjourned at 8:07pm.