

ZONING COMMISSION
March 9, 2023 - 6:00 p.m.
Work Session

Approved: 4/20/2023

- I. Mr. Chairman called the meeting to order and roll call was taken.

Members present: Chairman Richard Bradner, Scott Meyer, Marshal Pitchford, Kyle Craven, Planning Director/Zoning Inspector Bill Funk and Zoning Assistant Nanci Noonan. Vice Chair Maryellen Burnham, Joy Kosiewicz and Emily Hete were excused.

- A. Pledge of Allegiance
- B. Approval of February 23, 2023 minutes: To approve at the next work session.
- C. Mr. Funk presented the 2022 Year End Report, and the in-house Workshop and APA events. Bill informed that he, Chief Sinopoli and Chief Campbell received drone training which will be good for police and fire staff, but also for land use and zoning applications.
- D. Old Business: Mr. Funk wanted to focus on riparian regulations as some of the remaining topics are more complex and will need more time. He would like to take the group of current revisions that are ready, get through the riparian regulations and then finalize that package of language and take it through the approval process. Signs and conditional uses (i.e., Airbnb’s and Group Homes) regulations could then be reviewed in depth.

Mr. Chairman made the comment that Summit County made this somewhat unnecessarily complicated language. Also, there is no statement for ATVs and side by sides whereby people are riding them and destroying the vegetation and aggravating the erosion problem. Mr. Craven asked if that was enforceable. Mr. Funk stated that is land use issues and some of that gets outside of land use. Moving on through the proposed riparian regulations, Section 602-A Purpose - Bill said there are no changes. (Refer to the previous handout.)

Section 602-B has minor changes and clarifications. Mr. Chairman asked why 602 – B(4) (A) “and enforced by Summit County” was stricken. Mr. Funk stated because we will enforce it. Stephanie added the paragraph talking about the average percent slope calculation. Mr. Chairman, commented that he would like to see an illustration as has been done throughout the rest of the code. He referred to the stream crossing illustration on page 70. On Section 602-B(4)(D) it was asked why the words “method for wetland evaluation”, etc. was removed. Mr. Funk will check with Stephanie for her reasoning was for removing it.

Section 602-C - Mr. Funk stated there are not a huge number of changes until later in the document but Mr. Chairman felt we need to leave in 602-C (1)(B) “The creation of wet or dry hydrants for fire protection is permitted in the riparian setback.” Mr. Funk stated that typically, for dry hydrants, he doesn’t see them in riparian areas. It’s been more ponds. He was not aware of any dry hydrants technically; but maybe they were once a riparian and now are just the pond. Mr. Funk will ask Stephanie why that was struck. Then we would keep the old “C” as it is now revised.

Section 602 – C(3)(D) - Mr. Funk pointed out that they do talk about motorized vehicles here. There was an error in the additional “(D) regarding modification of natural vegetation noted and the members said that they need to be cleaned up. Discussion was had on “motorized vehicles of any kind” and what those words would mean. Is a lawn tractor riding alongside a riparian area prohibited? The members determined that section (D) “Motorized vehicles:” be eliminated as it is vague, overreaching and would cause calls/complaints on all sorts of stuff.

Section 602-(D)(3)(C), Mr. Funk noted that this is one of the bigger changes as it allows for some expansion for structures that are currently within the riparian setback; up to 15% the footprint for expansion. Discussion was had and the members determined to clarify this by adding the wording “,existing at the time of passage of these regulations,” after “existing structure”.

Section 602-E(3), in the third line, replace “these regulations” with “the Zoning Inspector”. Mr. Pitchford was comfortable with the wording of the controls in place for this section.

Mr. Funk stated that Bob is going over this and has more comments to make. We need some questions answered by Stephanie. If the comments and questions are returned quickly Bill would like to send out a complete package with all the proposed regulation revisions. If everyone is comfortable with it, at our next meeting, we could set the public hearing process.

E. New Business: None

F. Miscellaneous: Mr. Chairman proposed it be moved to 4/20/2023 due to a schedule conflict. All in attendance were okay with the date change.

II. Mr. Chairman adjourned the meeting.

Next meeting will be a Work Session on Thursday, April 20, 2023 at 6:00 PM.