

Walnut Township Board of Zoning Appeal Regular Meeting

Date: March 14, 2019

Time: 7:05 p.m.

Recorder: Patricia McLoughlin

The Pledge of Allegiance was recited

Attendee	Present	Attendee	Present	Attendee	Present
Alex Fant	X	Jane Hanley	X	8 Guests	X
Mark Helms	X	Mike Berry	X		
Kelly Ballard	X				

Discussion Summary	Action/Decision/Follow-Up
Review and approve minutes from March 7, 2019 meeting	Kelly Ballard move to accept minutes from March 7, 2019 meeting, second by Mark Helms. <u>Roll call:</u> Ballard – Yes, Helms – Yes, Fant – Yes, Hanley – Yes. Motion passed with 4 YES votes.
Swearing in of guests addressing the Board by Alex Fant for Variance regarding property located at 13061 Cedar Hill Road, Fairfield Beach. Application is for 19-09 Lots. Applicant Brian Harness, Pastor of Hebron United Methodist Church proposes a residential recovery ministry at the property located at 5570 Fairfield Beach Road. Out Reach Ministries of Pataskala, Ohio has operated a similar ministry for the past 2 years. Pastor Harkness said that the residents forfeit alcohol, tobacco and outside contact. Zach Pruitt and Jonathan Sparks both addressed the Board as participants in the faith-based program and successfully recovered. The conditional use request is for an adult use home with a maximum of 16 residents. The residents will be accepted on a voluntary basis and no court-ordered residents will be allowed, No licensing is required by the State of Ohio. The residents will not be limited to Fairfield County.	
Zach Pruitt, age 29 from Cincinnati, Ohio spoke on behalf of the Outreach program and how it has positively impacted his life. He now assists in the program in Pataskala. Jonathan Sparks, another member of the Outreach program addressed the Board on behalf of the Outreach program and the positive impact it has had on his life and the other members in the program. Also attending were Drew _____, Director of the Outreach program, Weyant, Chris Nodalson, Dr. Rhoads, and Pastor Jim of the Millersport church were in attendance in support of the program.	

<p>Board member Jane Hanley asked Mr. Harness if in the request for conditional use for adult use home, had he applied for any licenses? Mr. Harness replied that there is no license required by the State of Ohio. Ms. Hanley asked how many residents they were expecting to accommodate, Mr. Harness replied a maximum of 16 residents.</p> <p>Mr. Harness stated that in Phase I of the project they would be focusing on residents (men only), ages range from 20's – 50's for a 6-9 month living arrangement. The qualification is these residents enter into the program on a volunteer basis, not court ordered. They must be alcohol and tobacco free, agree to no cell phone usage and no outside contact. They would require the residents to join a work program, no pay to the individual, but the wages for their work would go to the Outreach program to help support their lodging and meals. The residents would be accepted on a volunteer basis only, agreeing to the stipulations set forth by the Outreach Program and they would be accompanied by a staff member 24 hours per day. The residents would have to stay on campus and not allowed to wander out into the community without a staff member. Mr. Harness further explained that he and his staff would visit the fire and police departments in the area to explain the program in the event they would need to respond to the premises. Comments from the staff indicated that there have been very few instances where law enforcement had to be called. They further indicated that 3 staff members would be on premise 24 hrs. per day.</p> <p>Funds to support the current Outreach program in Pataskala are from Capital Area South, partnerships with contractors and they indicated that they were looking into additional ways to create funding for the project.</p> <p>Ms. Hanley asked if the beds would be filled with residents mostly from outside of Fairfield County and the response was that the residents could come from anywhere within the State of Ohio.</p>	
<p><u>Comments from the public:</u></p> <p>Andrew Applegate lives next door to the property and commented that there is currently little or no police presence on Fairfield Beach at this time.</p> <p>A letter was read from Jonathan Miller, another resident on Fairfield Beach expressing his thoughts on the project.</p> <p>Bill Simpson, another resident spoke to the Board.</p> <p>Brenda Amspaugh, a resident spoke to the Board about someone she knew personally who had entered the program and succeeded.</p> <p>Larry Dawson, Trustee of the Fairfield Beach Homeowners Association spoke to the Board and asked that the Board give the residents of Fairfield Beach more time to get more educated on the program before any decisions were made.</p> <p>Ms. Hanley asked what stage of recovery are these residents? The response is that they could be in different stages. However, for meth or heroin addiction, there is non- life threatening withdrawal and the residents are kept comfortable and hydrated as they go through the process. For alcohol addiction, if life-threatening, they are referred to a detox program.</p>	

<p>There are two (2) buildings requested for the conditional use: The church proper and a fellowship house. The property is currently zoned B2 with a setback of 40 ft. According to zoning 11.6C3 the setback must be 60 ft on the front yard setback. The request for a conditional use for B2 could possibly put the property in jeopardy if the zoning is changed. If the property would be considered “grandfathered” that would be a question for Regional Planning. There would be additional costs involved to the Outreach program. Based on the unanswered questions regarding the setback requirements, a motion to table (19-9) until James Mako at Regional Planning could answer the setback concerns. Meeting scheduled for April 11, 2019 to continue. The April 11, 2019 follow up meeting did not occur because the Applicant withdrew the Application.</p> <p>Motion to close Conditional Use meeting</p>	<p>Motion by Jane Hanley, second by Kelly Ballard. <u>Roll call</u> Ballard – yes, Helms – yes, Hanley – yes, Fant – recused, Motion passed with 3 YES votes. Motion by Helms, second by Ballard. <u>Roll call:</u> Ballard – yes, Helm – yes, Hanley – yes, Fant – yes. Motion passed with 4 YES votes.</p>
<p>Meeting called to order for Variance Meeting 19-10 13061 Cedar Hill Road, Thornville, Ohio Anthony Ferrell and Charles Flynn were sworn in by Chairman Alex Fant. The request is to add a second story or a 24 x 30 room addition. All homes in the area are one story houses. The request for a 25 ft house with 5 ft. for an accessory building. Request a 10 ft. variance to a 15 ft. side yard. Manufactured home could not add a second story. Mr. Helms questioned how far setback? Response 10 ft. from the house and 5 ft. from the rear. They would be keeping in the same footprint that already existed. They also want to purchase additional wooded areas surrounding the property and create 20 x 100 ft. lots stating 40 x 100 ft. lots exist behind him, Motion to approve variance application 19-10:</p>	<p>Motion by Helms, second by Ballard. <u>Roll call:</u> Ballard – yes, Helms – yes, Hanley – yes, Fant – yes. Motion passed with 4 YES votes.</p>

<p>Motion to adjourn at 9:30 p.m.</p>	<p>Motion by Ballard, second by Helms. <u>Roll call:</u> Ballard – yes, Helms – yes, Hanley – yes, Fant – yes,</p>
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Board Chairman Alex Fant

Board Vice-Chair Mark Helms

Board Member Jane Hanley

Board Member Kelly Ballard