

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF TRUSTEES

11420 Millersport Rd., Millersport, OH 43067

CONTINUATION HEARING # 2022-02 MINUTES

October 24, 2023 – 6:00 PM

Township Officials present/absent:

Officials present – Trustee William R. Yates, Trustee, Terry Horn and Trustee Leith. Fiscal Officer, Pam Underwood was not present.

Department Heads present:

Fire Chief - Robert Price; Zoning Inspector - Mike Berry; and Recording Secretary and Fiscal Accounting Clerk - Tammy Oliver;

Number of members of the public present: 194 as recorded on Sign-in sheets.

Advertised Purpose of Hearing:

The purpose of the Hearing was to continue the October 3, 2023 Public Hearing on a Zoning Text amendments for the Zoning Resolution.

Information provided to the Zoning Commission prior to the proceedings:

Exhibit # 1: Zoning Commission recommendation Letter of approval (2022-1) (2202-2 Part 1)

Exhibit # 2: Regional Planning staff recommendation Letter of approval

Exhibit # 3: 2022-01 Proposed Zoning Resolution Amendments (revised 8/18/2022)

Exhibit # 4: Regional Planning staff recommendation Letter of approval

Exhibit # 5: Part 1 of 2 – 2022-02 Proposed Zoning Resolution Amendments (Revised 3/16/2023)

Additional Exhibits:

Exhibit # 6: Newspaper Legal Advertisement

Exhibit # 7: Public Sign-in Sheets (194 persons in attendance/sign-in sheets)

Opening Summary Comments:

Trustee Horn stated that there were several Text changes to be reviewed and considered for several items in the Zoning Resolution.

Trustee Yates administered the “Oath Affirmation or Declaration” to those persons who were testifying.

Discussion:

The Public was given an opportunity to speak. The people testifying were passionate about a number of issues. The issues and concerns raised by the residents during the hearing were as follows:

1. Short-term rentals and whether they should be permitted or not permitted within the Township.
2. The Mobile Home Park at Fairfield Beach and its closing by the owner. This was not a part of the proposed text amendment revisions.
3. 10.7 - Parking and Storage of Vehicles, Recreational Vehicles and Trailers. The residence expressed that they did not want to restrict parking and storage but do agree to not allow abandoned vehicles to remain in the area.
4. 10.14 - Shipping Containers.

After the public testimonies, Trustee Horn suggested that the Trustees deliberate the Zoning Text changes amongst themselves, as allowed by law, but Trustee Yates asked that the deliberations be done in public to remain transparent with the Walnut Township residents.

Trustee Horn suggested a revision to 10.7 Parking and Storage of Vehicles and 10.6 TEMPORARY BUILDINGS:

10.7 PARKING AND STORAGE OF VEHICLES AND RECREATIONAL VEHICLES

Propose to Re-Write paragraph 3. as follows:

3. Recreational Vehicles shall not be used as a long or short-term dwelling except as a temporary dwelling where:

a. A permanent dwelling was destroyed by fire, explosion, public enemies, or acts of God, see Section 10.6 Temporary Buildings.

10.6 TEMPORARY BUILDING

Propose to re-write para 1 as follows:

1. Temporary dwellings: A mobile home or recreational vehicle may be used as a temporary dwelling during the period of reconstruction of a permanent dwelling which has been wholly or partially destroyed by fire, explosion, public enemies, or acts of God or is being renovated or replaced as a result of a Property Maintenance violation; subject to the following:

Trustee Leith moved to adjourn the hearing at 7:17 pm, seconded by Trustee Horn. The motion passed with 3 yes votes.

Minutes Recorded By: Tammy Oliver

Pam Underwood, Fiscal Officer

William R. Yates, Chairman

Terry W. Horn, Vice Chairman

Douglas G. Leith