

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH – ZONING COMMISSION (ZC)

11420 Millersport Rd., Millersport, OH 43046

REGULAR MEETING MINUTES

January 18, 2024

Zoning Commission members present/absent:

Members present - Charles Pillon, Greg Groves, Ben Patterson, Dick Williams, Alternate – Daria Arbogast
Members absent – Jim Upp

Zoning Inspector: Mike Berry – present

Members of the public present: recorded on sign-in sheets.

1. Jo Ann and Martin Lohne 445 Baltimore-Somerset NE Baltimore
2. Jackie Cotugno, 6968 Palmer Road, Etna
3. Kay Williamson, 1835 Baltimore- Somerset Rd. NE Baltimore
4. Ruth Ann Taylor, 724 Baltimore-Somerset Rd NE Baltimore
5. Jennifer Laski, 2840 Sterling Drive, Carroll
6. Jim Cotugno, 11625 Poplar Creek Rd, Baltimore
7. Dennis DiPaolo, 585 Baltimore-Somerset Rd. Baltimore

The meeting was called to order at 9:16 PM, by Zoning Commission Chairman Charles Pillon, and the pledge of Allegiance to the flag was previously recited,

Approval of Minutes:

The minutes were presented for approval. Charles Pillon made a motion to approve the minutes, Daria Arbogast seconded the motion. Chair Pillon called for a vote – Pillon, - Yes, Groves, - Yes, Patterson, - abstain, Dick Williams, - abstain, - Arbogast, - Yes. Motion passed with 3 votes.

OLD BUSINESS

Chair Pillon stated that the zoning resolution book needed to have final review and completion. Chair Pillon stated that the previous hearings were evidence that without a B1 and B2 zoning districts, and reviewing the PUD, it is proving difficult for businesses to come into our community for growth. Chair Pillon said that since the zoning resolution change of removing the B1 and B2 in 2010, the PUD hearing previously heard is the first that has come before the Zoning Commission. Chair Pillon discussed whether the ZC could come up with a temporary approval of a PUD, business and residential. Discussion was that the Jim Cotugno, applicant from previous hearing did not submit the proper application to the Zoning Commission for approval. The ZC informed Mr. Cotugno that they could not submit his request to the Trustees because it was not complete and it would be sent back to the ZC without approval.

Chair Pillon said that he would like to review Section 2 of 2 of the zoning resolution book. Also, to review the signage portion and complete it.

Zoning Inspector Mike Berry informed the Zoning Commission that Holly from Regional Planning would be in attendance at the next meeting to discuss the overlay districts.

NEW BUSINESS

Chair Pillon informed the zoning commission that the Trustees approved the zoning commission to consult and/or hire outside consultants in assistance in regard to the PUD district.

Adjournment: At 10:02PM, Charles Pillon made a motion to adjourn, Ben Patterson seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Dick Williams – Vice Chair