

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

NOVEMBER 13, 2025 – 8:05 PM

Board of Zoning Appeals members present: Alex Fant, Martha Snavelly, Mark Helms, Ken Rienscheld, Shirley Perkins, Alternate

Zoning Inspector: Mike Berry

Members absent: Keri Melfi

Members of the public present:

None

Old Business:

Review and approve meeting minutes from October 9, 2025 Hearing #25-126 Martha Snavelly made a motion to approve, Mark Helms seconded the motion. Motion passed with 5 votes

Review and approve meeting minutes from October 9, 2025 Hearing #25-128, Martha Snavelly made a motion to approve, Mark Helms seconded the motion. Motion passed 5 with votes.

Review and approve meeting minutes from October 9, 2025 Regular meeting. Martha Snavelly a made a motion to approve, Ken Rienscheld seconded the motion. Motion passed with 5 votes.

New Business:

Mike Berry stated to the Board that since the hail storm last Spring he has received a lot of requests for permits for car ports. Mike stated that the zoning resolution says a car port is the same as a shed, so the applicants must meet a 25' setback. He said many of the applications are requesting the car ports in the road right-of-way and these applications will require a variance. Chair Fant said that the applicants can come before the BZA for their requests and they will be considered as they are. He said it will be difficult for BZA to allow a variance for these to be built in a road right-of-way. Chair Fant reiterated that the BZA will review these car port applications on a case-by-case basis.

Shirley Perkins asked Mike if he thought that a car port might be a better solution to the people parking on the street at Fairfield Beach. Mike responded that yes, that is what people are doing now, but the car ports will be located in the road-right-of-way. Chair Fant emphasized again that they will take these on a case-by-case basis. Mike said that the township has had issues in the past with snow plowing because people have parked their cars and trailers in the road and the access is blocked.

Mike informed the board that permit application fees are being increased in 2026. The discussion was that the increased fees might decrease the amount of frivolous permit applications. Mike said that the fees are being eaten up by paying the deputy sheriff, the recording secretary fees, the board fees and Mike's salary, so the fees need to increase to cover the necessary costs.

Mike further informed the board that the new trustees will be sworn in at the January trustee re-org meeting. He also said that the solar farm law suit has been elevated to the Ohio Supreme Court. Mike said that he is receiving a lot of calls from workers asking if they would be permitted to stay in their campers on the land. He told them no but they should contact local campgrounds.

Mike updated the board on Buckeye Lake Beach Park. Mike said that Ms. Bair threw I the towel on the PUD. However, she is illegally operating against the health department so she is in legal trouble.

A Verizon cell tower is being built on Fairfield Beach.

Adjournment: At 8:25 p.m., Chair Fant asked for a motion to adjourn, Martha Snavelly made a motion to adjourn, second by Mark Helms,

The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Alex Fant – Chair

Martha Snavelly - Vice Chair