

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF TRUSTEES
11420 Millersport Rd., Millersport, OH 43067

HEARING APPLICATION 23-136 MINUTES

September 5, 2024 – 7:00 PM

Township Officials present:

Trustees Terry W. Horn, William R. Yates, and Fiscal Officer (FO) Amy Amspaugh were present. Trustee Douglas W. Leith was absent.

Department Heads/Staff present:

Zoning Inspector - Mike Berry;

Township Administrator - Tammy Oliver.

The Hearing was called to order at 7:00 PM by Trustee Chairman Yates.

Special guest invited: James Cotugno, manager of 570 BSR LLC.

Number of members of the public present: 9 as recorded on Sign-in Sheet. *(Will add names and addresses).*

Hearing Proceedings:

All of those wishing to speak were sworn in by Trustee Yates.

Purpose of hearing was to hear Zoning **Application 23-136** submitted by James Cotugno, manager of 570 BSR LLC. The property proposed to be rezoned is located at 570 Baltimore Somerset Rd., Baltimore, Ohio 43105, (**Parcel # 0490253200**)(70.76 Acres). The applicant requests a zoning district change from RR (Rural Residential) to a PUD (Planned Unit Development for a Mixed Commercial Residential Development).

Trustee Yates looked over a packet given to Trustees from our Board of Fairfield County Soil of Water with their comments. Regional planning and a letter that was opposed.

Applicant James Cotugno gave a verbal presentation of what he is planning on doing with the development of the property. He felt there would be about 170 residential lots (56 ft x 120 ft) (3 per acre), open grass for maybe some ball diamonds or soccer fields. Water lines from Thurston and Baltimore in front of the property. Sewer can come from Thurston or Baltimore. Still need to go through design, so things may change. Still have the engineering process to go through and a lot of meetings in the future.

Dennis DiPaolo had concerns about tile and drainage. Charles Pillon, Chairperson of Zoning Commission let everybody know where the process is. Mr. Cotugno will have to go through the complete Fairfield County subdivision regulations. Six County agencies will be involved with the process. After the PUD is approved, Mike Berry, Zoning inspector must approve each Zoning Application before they can be built. Kay Williamson had questions about the area of the proposed retention pond and all questions were answered. She also had concern about the growth of area how this would impact the schools. Gina Matos, Mayor of Thurston has gone to the schools and spoke with them and they are aware of the growth that would come from this project.

The Trustees reviewed the original packet that was provided.

Trustee Horn moved to close this hearing at 7:43pm, seconded by Trustee Yates. The motion passed with 2 yes votes.

Minutes were recorded by: Amy Amspaugh

Amy Amspaugh, Fiscal Officer

William R. Yates, Chairman

Terry W. Horn, Vice Chairman

Douglas W. Leith