

Walnut Township Trustees Public Hearing

Date: September 7, 2021 **Time:** 6:30 p.m. **Recorder:** Patricia McLoughlin

The Pledge of Allegiance was recited

Attendee	Present	Attendee	Present	Attendee	Present
Bill Yates, Trustee Chairman	X	Tim Morris, Parks & Roads	X	10 guests	X
Terry Horn, Trustee	X	Mike Berry, Zoning Inspector	X		
Doug Leith, Trustee	X	Fiscal Officer Jane Baker	X		

Discussion Summary	Action/Decision/Follow-Up
<p>Attendees: Beverly Kenney 145 Baltimore-Somerset Road, Tim Gold, 119 Canal Road, Bryan Dell 175 Baltimore-Somerset Road NE, JoAnn Lohne 445 Baltimore-Somerset Road NE, Martin Lohne 445 Baltimore-Somerset Road NE, Rod Lar (sp) 3935 State Route 256, Bob Slater, Rick Cox 141 Trail East Road Etna, Steve Kenney, 145 Baltimore-Somerset Road Chairman Yates called the meeting to order at 6:30 p.m.</p>	
<p>The purpose of this meeting is for a Zoning District Change 21-66 for the property located at 100 Baltimore-Somerset Road, Baltimore, Ohio 43105. (Parcel #0490252800) from RR - Rural Residential to R2 (One and Two Family Residential District).</p> <p>All attendees to address the Board were sworn in by Chairman Yates.</p> <p>Trustee Horn asked the Applicant, Robert Landis, 3939 State Route 256 Baltimore, Ohio stated that he was requesting a Zoning District Change from an RR to an R2. Mr. Horn asked Mr. Landis presented the actual signed and recorded deed from the County. Mr. Horn presented Exhibit 12 (previously Exhibit 2), consisting of one map and a quit-claim deed that contained 12 pages, document #202100019685.</p> <p>Mr. Landis said that deed was to reconcile concerns that the nearby neighbors and the zoning commission had previously expressed. Mr. Landis stated that water and sewer crosses into this property and those utilities would be connected. Mr. Landis pointed out that there are already 15 R2's that exist in the area.</p> <p>JoAnne Lohne asked for clarification of the zoning allowing 3 or 4 homes per acre in an R2 zoning change.</p>	

Bev Kenney 145 Baltimore-Somerset Road asked what happens to the deed restrictions and zoning if and when the property is annexed into Baltimore. Mr. Leith replied that he thought it was a period of 10 years. Further reading into the deed restrictions revealed that the deed restrictions in fact would be for 30 years.

Trustee Horn asked if anyone in the audience was against the rezone.

Robert Lar (sp) said that he doesn't see the purpose of the rezone, but would prefer R1 rezone versus R2.

Joanne Lohne is concerned that Mr. Landis will only be the grantor for 3 years and would that be enough time to build all of the homes.

Steve Kenney, said that his concern remains flooding on the property and how is the drainage going to be addressed.

Mike Berry replied that Mike Wolfe from the Zoning Commission used to farm that area and he stated that the property has always drained. Mr. Landis will have to go through the County Regional Planning and Fairfield County Soil & Water prior to the building and drainage, utilities, etc.

Mr. Leith stated that the issue and the answer to the drainage issues lies down the road. This has been a viable farming area, and until houses are built, there is no way to know how it will affect drainage. Mr. Leith re-iterated that Mr.

Landis will have to go through Fairfield County Soil & Water and Regional Planning prior to building for their recommendations on storm water retention.

Mike Berry stated that one of the subdivision requirements is that the property owner has to submit plans through Fairfield County Soil & Water and Regional planning prior to building a subdivision.

Tim Gold, 119 Canal Road Baltimore – in R2 how many houses will be platted?

Mr. Landis said fully developed there would be 100. Also, there is a pipeline that is there and Mr. Landis was aware of that.

Byron Dell, 175 Baltimore Road asked in an R1 how many houses can be built?

Mr. Landis said that he had not considered R1 and was not sure how many houses would be built in an R1.

Steve Kinney – asked if the amount of homes could be included in the deed restrictions to limit the amount of homes built?

Tim Morris – Roads & Parks said that the county requires 60 ft. right-of-way for roads and that would take up a lot of land, therefore limiting the amount of homes.

Mr. Horn asked Mr. Berry to paraphrase why the zoning commission voted no on the zoning district change. Mr. Berry stated that he felt that the multi-family issue was the largest concern and Mr. Landis has taken multi-family off of the table by incorporating deed restrictions for the property.

Chairman Yates asked if there were any further comments. There were none

Trustee Horn moved to adjourn the public hearing at 7:29 p.m.

Motion by Trustee Horn,
second by Trustee Leith,
Roll call: 3 YES

Chairman Bill Yates

Trustee Terry Horn

Trustee Doug Leith

Fiscal Officer Jane Baker