

Walnut Township Zoning Commission Reorganization and Regular Meeting

Date: March 18, 2021 **Time:** 7:00 p.m. **Recorder:** Patricia McLoughlin

The Pledge of Allegiance was recited

Attendee	Present	Attendee	Present	Attendee	Present
Charles Pillon, Chairman	X	Ben Patterson	X		
Mike Wolfe, Vice- Chairman	X	Mike Berry, Zoning Inspector	X		
Thomas Upp	X	9 guests	X		

Discussion Summary	Action/Decision/Follow-Up
<p>Chairman Charles Pillon called the Reorganization Meeting to order and asked for nomination of Chairman. Mike Wolfe nominated Charles Pillon to be Chairman, second by Ben Patterson.</p> <p>Chairman Pillon asked for nomination of Vice-Chairman. Thomas Upp nominated Mike Wolfe for Vice-Chairman, second by Ben Patterson.</p> <p>Board decided that meetings shall be held on the 3rd Thursday of the month.</p>	<p>Motion to re-elect Charles Pillon as BZA Chairman, second by Ben Patterson. <u>Roll call:</u> 3 YES</p> <p>Motion to elect Mike Wolfe as Vice-Chairman, second by Ben Patterson. <u>Roll call:</u> 3 YES</p> <p>Motion by Charles Pillon to set BZ meetings for the 3rd Thursday of the month, second by Mike Wolfe. <u>Roll call:</u> 3 YES</p>
<p>The Board is to consider Application for Zoning Permit – Zoning District Change 21-10 by Ryan Clum. 0490263900. Mr. Clum is proposing to building a jumbo storage from RR-Residential to I2, General Industrial District. The building is proposed to hold 15 bays each, 300 feet from the road.</p> <p>Bev _____ stated that Mr. Clum is proposing the jumbo storage buildings, but there is no guarantee that he will follow through with the plan. Mr. Clum said that he will not plan to build any structures that will further cause water issues. Mr. Clum says that Fairfield Water & Soil has approved the structure, Bev ___ stated that Regional Planning had not approved the structure.</p>	

<p>Zoning Inspector Mike Berry stated that Mr. Clum would have to apply for a commercial permit. He would also have a lighting survey on lights so as not to shine lights on neighbors.</p> <p>Robert Landes, owns 80 acres adjacent to property, he said he thought the buildings would be advantageous to the area and he was not opposed to the rezone.</p> <p>Larry Shaffner stated he objects for property devaluation and asked the Board if I-2 is agreed to, can amendments be added. Mike Berry, Zoning inspector stated that Mr. Shaffner would have to file for a zoning resolution amendment. Mr. Berry explained the procedures, when Mr. Clum put in for application, he had 2 days to go to Regional Planning. Whatever the Regional Planning decides, it comes before the Board of Zoning to vote and then the Application is presented to the Walnut Township Trustees and it is voted upon and the Trustees decision would be final.</p> <p>Thomas Upp asked if anyone approached Fairfield Soil & Planning to see if they could come up with a solution to the water issues.</p> <p>Bev ___ presented a petition for the Fairfield Soil & Planning to present to the contiguous residents to sign.</p> <p>Motion by Chairman Pillon to close the Zoning District Change Hearing at 7:50 p.m. second Mike Wolfe</p>	<p>Motion by Chairman Pillon, second by Mike Wolfe. <u>Roll call:</u> 4 YES</p>
<p>Chairman Pillon called Regular meeting to order at 7:50 p.m. Approval of December 17, 2021 Board of Zoning Reorganization and Regular Meeting.</p>	<p>Motion by Charles Pillon to approve December 17, 2020 minutes, second by Mike Wolfe. <u>Roll call:</u> 4 YES</p>
<p>Chairman Pillon asked for discussion on Zoning District Change 21-10 Any discussions? Mike Wolfe stated that he was in support of progress, but was concerned about having an I-2 zoning near residential areas.</p> <p>Ben Patterson stated that he agreed with Mr. Wolfe regarding supporting progress, however, without a plan for the water issues, he looks at it as flat and low and no place for water to run off, therefor there is no place for the water to be taken to East or West. He said until there is a storm water plan in place by County Engineers or Regional Planning he can't see how you could building on the property without further issues.</p> <p>Mr. Clum stated that he would have to deal with the water issues that would come later but that tonight was for zoning issues only.</p> <p>Mr. Upp said that Mr. Clum has spent good money to purchase the property and feels that Mr. Clum must have some plan to address these issues.</p>	

Motion by Mike Wolfe to deny Motion of Zoning District Change 21-10.	Motion to deny Zoning District Change by Mike Wolfe, second by Ben Patterson. <u>Roll call:</u> 1 YES by Mr. Upp to approve, 3 NO's to disapprove.
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Chairman Charles Pillon