

Walnut Township Trustees Public Hearing

**Date:** August 3, 2021      **Time:** 6:30 p.m.      **Recorder:** Patricia McLoughlin

The Pledge of Allegiance was recited

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

<b>Discussion Summary</b>	<b>Action/Decision/Follow-Up</b>
Attendees: Fritz Schilling, 4435 North Bank Road, Connie Schilling, 4435 North Bank Road, Steve Schilling, 4435 North Bank Road, Natalie Folchi, 4435 North Bank Road, Evie Bickle, 4435 North Bank Road, David R. Kessler, 4435 North Bank Road, Mike Fornataro 5239 North Bank Road, Dick William 3301 Shepherd Avenue, Marla Gillam 3433 Shepherd Avenue, Terry Hanna 4283 North Bank Road, Erika Stanley 3280 Lakeside Road NE, Mark Sherby 3280 Lakeside Road NE, Rebecca Mann 3290 Lakeside Road NE, Jonathan Daher 3220 Lakeside Road NE, Travis Gorham 3300 North Bank Road, Jennifer Gorham 3483 Sellers Drive, Robin Thompson 3295 Lakeside Drive, Rusty Mock 3799 Walnut Road, Floyd Duncan 13235 Birch Road, Ben Long 347 Cedar Street, Nathan Wagner 2405 Leitnaker Road, Maria Vadia 4423 North Bank Road	
Trustee Chairman Yates administered the oath to the attendees. This public hearing is for the purpose of application Number 21-38 for rezone submitted by Steve Schilling for the property located at 3390 North Bank Road (Parcel #0460028100). The applicant requests a rezoning district change from R2 (One and Two Family Residential District to B1 (Neighborhood Commercial District).  Trustee Horn introduced Exhibit #21-38l  Trustee Leith suggested that Mr. Schilling speak to the attendees and explain what his plan is for the proposed rezone.  Mark Sherby 3280 Lakeside Drive addressed the attendees regarding Exhibit 21-38 E, the petition that was circulated in the area which was in opposition of the Rezone.  Mr. Schilling asked the board what the petitioners explained to the people that signed the petition.	

Mr. Schilling presented Exhibit 21-38J a map that he stated was incorrect regarding the property. Mr. Sherby stated that 21-38J was given to the Trustee Board, but not to the petitioners that signed the petition 21-38E.

Mr. Sherby provided a map to the Trustee Board that showed the area where the petitioners were located, Exhibit 21-38K.

Mr. Schilling presented a power point presentation of the project area to explain why he was requesting the application 21-38.

Jonathan Daher, 3220 Lakeside asked the Board what the plan was for the house existing on the property. His concern was that they would be taking a 3 bedroom home, converting it to a business and losing family housing in the area which is a drawing to the area.

Dave Kessler 1355 Shepherd Avenue said he is confused because the applicant has cleaned up the area and therefore doesn't understand the opposition to the application.

Terry Hanna, 4283 North Bank Road, said that he heard about what the applicant was doing and said that vacant homes and buildings can become a blight to the community. Mr. Hanna felt that Mr. Schilling had a positive effect on the community.

Robin Thompson 3295 Lakeside – was concerned about the storm sewer system. She stated that her understanding was that the storm sewer system could not handle what was being proposed.

Fritz Schilling stated that the building size would not change, but the occupancy would change and the parking would need to be increased.

Maria Vadia, 4423 North Bank stated that she is currently a tenant in a Schilling property. She stated that she had been a tenant for over 10 years with Mr. Schilling and she wanted to state that Mr. Schilling took great care of his properties.

Rusty Mock Walnut Road, he stated that he lives right behind the applicant property and stated that Mr. Schilling cleaned the area up and looks directly at the property and sees this as a positive impact on the area.

Dick Williams 3301 Shepherd Avenue stated that he spoke to 5 of the petitioners and said that he was told the pitch to them was different than what the application is for.

<p>Dave Kessler – he said that he spoke to several petitioners and he stated also that petitioners were misled.</p> <p>Erika Stanley 3280 Lakeside Road(petitioner) – stated that she tried to present what they thought the property was going to be because Mr. Schilling never explained what his plans were and that there was not an intent to mislead people who she asked to sign the petition.</p> <p>Marla Gillam 3433 Shepherd Avenue stated that she is also a tenant at a Schilling property and stated that it has been positive.</p> <p>Mark Helms 4491 North Bank Road – stated that Steve Schilling is a good property owner and keeps everything neat and clean.</p> <p>Trustee Horn asked applicant Steve Schilling if he was aware he would have to request a zoning permit for parking and asked how many parking spaces there would be . Mr. Schilling stated that he knew a permit would be required. Mr. Schilling’s architect, MS consultants stated that the requirement is for one space per 100 ft of building.</p> <p>Trustee Horn asked the architect if they had enough space to meet the zoning formula. Mr. Schilling stated that currently the property has 66 parking spaces. He stated that the parking will only improve due to the additional spaces that adding this parcel to the adjoining parcel will provide.</p> <p>The applicant plans to go through Fairfield County Soil and Water for storm water retention review and if is required, they intend to make the proper accommodations.</p> <p>Robert Slater 13285 SR 37 – asked about the marquis sign that blocked the exit to SR 360. Fritz Schilling stated that the sign would be changed and they would be addressing the site lines. However, the sign is not part of the re-zone application.</p> <p>Trustee Horn asked the Board if they had anything else to add or any comments. There were none.</p>	
<p>Motion to adjourn at 7:28 p.m.</p>	<p>Motion by Trustee Horn, second by Trustee Leith. <u>Roll call:</u> 3 YES</p>

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Trustee Chairman Bill Yates

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Trustee Terry Horn

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Trustee Doug Leith