

**MINUTES OF THE:
WALNUT TOWNSHIP ZONING COMMISSION (ZC)
REGULAR MEETING
March 17, 2022 - 7:23 PM**

Zoning Commission members present:

Mike Wolfe, Charles Pillon, Ben Patterson, Thomas Upp Jr.,

Greg Groves - absent

Zoning Inspector: Mike Berry – present

Number of members of the public present: 1

The meeting was called to order at 7:00 PM by Zoning Commission Chairman Charles Pillon. He led the group in the pledge of allegiance as well.

MEETING PROCEEDINGS

Approval of Minutes:

The minutes for June 17, 2021 were presented for approval. Mike Wolfe made a motion to approve the Hearing #1 minutes. Ben Patterson seconded the motion. The motion passed with 4 yes votes.

Mike Wolfe made a motion to approve the Hearing #2 minutes from June 17, 2021. Thomas Upp seconded the motion. The motion passed with 4 yes votes.

Mike Wolfe made a motion to approve the Zoning Commission Regular Meeting minutes of June 17, 2021. Thomas Upp seconded the motion. The motion passed with 4 yes votes.

OLD BUSINESS

Chairman Pillon asked about the approval of Hearing application # 66-2021 (Not sure the numbers are in the correct order – please advise) by the Walnut Township Trustees after the Zoning Commission had rejected it. After some discussion it was noted that the Trustees approved Zoning Application # 66-2021.

NEW BUSINESS

Zoning Inspector, Mike Berry brought Shipping Containers/Conex boxes to the attention of the Zoning Commission. How do they compare to Sheds? James Mako, Fairfield County Regional Planning states “In

my mind they are not accessory structures. Accessory Structures are permanent and shipping containers are not permanent.” Some residents are wanting to keep them as sheds. He sent one resident a letter stating that it was considered a temporary structure with a May 1 removal date. Now she wants to get a shed application to keep it. It was decided that Mike Berry would ask James Mako to put together some language to clarify the use of shipping containers and it would be discussed further at the next meeting.

Mike Berry also brought up Air B & Bs (Bed & Breakfasts)/VRBOs (Vacation Rental by Owner) – especially on the lake. The lake is residential, not commercial (Except Andy Wolfe’s property and the Winery). Residents are telling Mike that Air B & Bs are not bed and breakfasts. Bed and Breakfasts are deemed commercial, not residential. Bed and Breakfasts are going through the State Legislature right now. Mike will ask James Mako to put some language to this issue as well.

Trustee Terry Horn brought billboards and their sizes to the attention of the zoning commission. There is some latitude that will allow Walnut Township to reduce the size to 200 square feet total of advertising per parcel from 1200 square feet (very large like on the Interstate). It would be helpful to have further discussion on this topic at the next meeting.

Terry brought the zoning commission’s attention to a one-pager that he included in the documents he distributed. It was titled “Procedures for Trustee and Zoning Boards Hearings and Meetings”. He asked the members to use this when you have a hearing and abide by it as close as you can because it’s really important, especially for the record keeping part of the minutes. The main part of this is to have people who will testify here to make sure their names are on the list, have them stand and state their name and make sure you really control your hearing so that only one person at a time is speaking and there’s no chatter between folks. It helps the recording secretary with documenting the hearings. You have to referee the hearings. The Prosecutor’s office wants the townships to use court recorders, but they are so expensive that we can probably do it if the hearing is orderly. He also discussed how to assign an exhibit number to documents used in a hearing.

Contact list for the Zoning Commission was reviewed for accuracy. There is an opening for an alternate. If you know of anyone, send the info to the Trustees.

Next meeting will be held on April 21, 2022.

Adjournment: At 8:35 PM, Chairman Pillon made a motion to adjourn. Mike Wolfe seconded the motion. The motion passed with 4 yes votes.

Minutes Recorded By: Diane Powell

Charles Pillon - Chair

Mike Wolfe – Vice Chair