

**MINUTES OF THE:
WALNUT TOWNSHIP ZONING COMMISSION (ZC)
REGULAR MEETING
April 21, 2022 - 7:00 PM**

Zoning Commission members present:

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

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.

The pledge of allegiance was led by Chairman Pillon.

MEETING PROCEEDINGS

Approval of Minutes from March 17, 2022

Re-Org Mtg:

The minutes from the Zoning Commission Re-Org Mtg. March 17, 2022 were presented for approval. Mike Wolfe made a motion to approve the Re-Org minutes. Ben Patterson seconded the motion. During a discussion Terry Horn pointed out that the date was incorrect. There was a vote to accept the minutes. The Roll Call vote passed with 5 yes votes.

Regular Mtg:

The minutes from the Zoning Commission Regular Mtg., March 17, 2022 were presented for approval. Ben Patterson made a motion to approve the Regular Mtg. minutes and make a page numbering correction. Greg Groves seconded the motion. the Roll Call vote passed with 5 yes votes.

OLD BUSINESS

Air B & Bs: Follow-up from discussions during March 17, 2022 meeting:

Mike Berry commented that the current definition in the Zoning Resolution is adequate and these are considered businesses.

NEW BUSINESS

Containers:

Handout from James Mako, Fairfield County Regional Planning, clarifying language for shipping containers used on one's property.

Handout from Terry Horn; proposed Zoning Resolution revisions and additions: Mr. Horn thinks the Zoning Resolutions should probably be looked at and revised every two years; the last revision was done in 2015. The items include with Zoning Commission adjustments:

ARTICLE III DEFINITIONS, additions or revisions for:

Terms not defined; Addition; Accessory Structure; Dwelling – Two Family; Footcandle; Floor Area Livable, height; Front Yard; Public Way; Light Trespass; Shed; Permanent Foundations; Swimming Pool.

ARTICLE VII ADMINISTRATIVE PROCEDURES; Revisions for:

7.2 PROCEDURE AND REQUIREMENTS FOR APPEALS AND VARIANCES

ARTICLE IX ZONING DISTRICTS, revisions for:

9.4 One-and Two-Family Residential District (R-2);

ARTICLE X GENERAL DEVELOPMENT STANDARDS, revisions for:

10.3 FENCE REQUIREMENTS, revisions and additions for:

A. Fence Requirements

10.9 SIGN REGULATIONS, revisions for:

F. Outdoor Advertising Signs (Billboards)

G. Joint Identification Signs

10.10 PARKING REGULATIONS, revisions for:

A. Intent

C. Parking Lot Lighting

Add section G. Commercial Vehicles in Residential Zoning Districts

Add section 10.14 EXTERIOR LIGHTING

Add section 10.14 EXTERIOR LIGHTING sample from Goshen Township.

Terry Horn asked the Zoning Commission to consider what portions of the items discussed, was there consensus on and agree to move forward on those. Members of the commission suggested moving forward with the following:

- ARTICLE III DEFINITIONS;

- ARTICLE VII ADMINISTRATIVE PROCEDURES;
- ARTICLE IX ZONING DISTRICTS; ARTICLE X GENERAL DEVELOPMENT STANDARDS, revisions for: 10.3 FENCE REQUIREMENTS, revisions and additions for: Fence Requirements

During the discussion, Mr. Berry asked if the commission could bring back B2 & B3. He's having trouble fitting things into RMU and B1 that really belong in B2 or B3. These still exist in other townships. Originally put in place to provide more control for the zoning board. All the B2 & B3's already in place have been grandfathered in. Mr. Horn wondered if we could adjust requirements RMUs to include cabins?

Mike Wolfe made a motion to accept the proposed revisions to our Zoning Resolution for:

- ARTICLE III DEFINITIONS;
- ARTICLE VII ADMINISTRATIVE PROCEDURES;
- ARTICLE IX ZONING DISTRICTS; ARTICLE X GENERAL DEVELOPMENT STANDARDS, revisions for: 10.3 FENCE REQUIREMENTS, revisions and additions for: Fence Requirements

Chairman Pillon seconded the motion. Roll Call passed with 5 yes votes.

Then there was a discussion to include James Mako's definition for Containers, Shipping.

Mike Wolfe made a motion to amend the original motion to insert Definition text for Containers, Shipping from James Mako into the original text. Thomas Upp seconded the amended motion. Roll Call passed the amended motion with 5 yes votes.

Adjournment:

Mike Wolfe made a motion to adjourn. Greg Groves seconded the motion. The motion passed with 5 yes votes and the meeting was adjourned at 9:22 PM.

Minutes Recorded by Diane Powell

Charles Pillon – Chair

Mike Wolfe – Vice Chair