

**MINUTES OF THE:
WALNUT TOWNSHIP ZONING COMMISSION (ZC)
ZONING DISTRICT CHANGE HEARING # 22 - 30
May 19, 2022 – 7:05 PM**

Board of Zoning Appeals members present:

Charles Pillon, Thomas Upp Jr., Greg Groves

Ben Patterson & Mike Wolfe-absent

Zoning Inspector: Mike Berry - present

The Hearing was called to order at 7:00 PM by Zoning Commission Chair Pillon and the Pledge of Allegiance to the Flag was recited.

HEARING PROCEEDINGS

Advertised Purpose of Hearing:

The purpose of this Hearing is for the applicant, Ryan Clum, to Rezone parcel 0490263900 from RR to R2, application #22-30. The reason for the rezoning is to split the lot into 3 parcels for single family homes. "R2 will allow me to do that with 100' of road frontage for each lot. The surrounding properties to the front and back of my property are zoned R2 as well."

Swearing in of ALL members of the public that intend to speak by the Chair: Chair stated. Any member of the public intending to speak or think they may want to speak during these proceedings shall rise to be sworn in. Please raise your right hand and repeat "*I state your name, agree to tell the truth the whole truth and nothing but the truth during these proceedings, so help me God*".

Information provided to the Board of Trustees prior to these proceedings:

Exhibit #22-30 A: Zoning District Change #22-30. Pages 1 - 2

Exhibit #22- 30 B: Clum Letter, 1 page

Exhibit #22-30 C: Plat Survey, 1 page

Exhibit #22-30 D: ODOT Road Access (3 pages)

Supporting Documentation **Exhibit #22-30 D1**

Supporting Documentation **Exhibit #22-30 D2**

Supporting Documentation **Exhibit #22-30 D3**

Exhibit #22-30 E: Baltimore Village Letter, 1 page

Exhibit #22-30 F: Regional Planning Letter & Documents, 5 pages

Exhibit #22-30 G: Notice to Property Owners, 2 pages

Contiguous Property Owners **Exhibit 22-30 G1**

Opening comments: Zoning Inspector, Mike Berry provides opening statement. Parcel #0490263900 was submitted March 23 for rezoning from RR to R2 (1 & 2 family homes). Filed through Regional Planning.

Discussion:

Ryan Clum, having been duly sworn in stated" I have about 8 acres on Baltimore/Somerset Rd. I want to split the lot into 3 parcels for single family homes. R2 will allow me to do that with 100' of road frontage for each lot. The surrounding properties to the front and back of my property are zoned R2 as well. Per my email conversation with Mr. Mako, he asked me to get a letter from the Village of Baltimore stating they would service water and sewer, and to reach out to ODOT for their approval. I also had a survey for residential housing which isn't part of the requirements; those documents are included in the packet as well. Take it from 1 lot to 3 lots.

Ms. Kenney: I'm between Baltimore and Mr. Clum's property and I'm not receiving water and sewer from Baltimore. 2nd issue, there needs to be a proper survey done on drainage because my 14 acres are flooding. Has to be done well

Mr. Berry: You're (Mr. Clum) not incorporated into Baltimore, they just said they'd service you, Mr. Clum.

Ms. Kenney: in the past, they said.....

It's not a development, just residences

Mr. Clum: There is from regional planning, a parcel is already zoned R2 as is the property South of me zoned R2, and they've just rezoned a parcel North of me R2.

Mr. Pillon: Bryan Dell: my problem is the drainage issues with flooding on Her (Mrs. Kenney), my, and his property.

Mr. Berry: I got a call from Jo Ann Lohne, a neighbor, who couldn't be here tonight, but isn't for the rezoning-doesn't want the duplex possibilities. Regional Planning in support of R2. Another neighbor, Act Investments, had a deed restriction on their property. The property stays R2 with no duplex permitted.

Mr. Kenney – With deed restriction, not R1.

Mr. Clum: Duplex is a good thing, not my plans, but a great way for someone to get started with home ownership. Live in one side and rent the other. I don't see any foul with that, but again, not my plans, just a way for people to get started.

Mr. Dell: a neighbor, "Just stating that concerns me."

Ms. Kenney: Duplex doubles the water and sewer usage and it brings down property values.

Brief discussion with Mr. Berry and Mr. Clum about shared driveways: ODOT allows a multiple driveway for lots 2 & 3 with lot 1 having its own driveway.

Mr. Pillon: Regional Planning agrees with the rezoning and so is there a motion?

Mr. Upp: I make a motion that the rezoning petition be approved. Mr. Groves, seconds. Roll Call vote results in 3 yes votes and the motion is approved.

Mr. Pillon: Hearing #22-30 is approved and sent on the Walnut Township Trustees.

Adjournment: At 7:25 PM, Chair Charles Pillon closed the Rezoning Hearing Mtg #22-30.

Minutes Recorded By: Diane Powell

Charles Pillon – Chair

Mike Wolfe – Vice Chair