

**MINUTES OF THE:
WALNUT TOWNSHIP ZONING COMMISSION (ZC)
REGULAR MEETING
November 17, 2022 – 7 PM**

Board of Zoning Appeals members present:

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

Zoning Inspector: Mike Berry - present

Number of members of the public present: 10

The meeting was called to order at 7 PM by Chairman Charles Pillon.

MEETING PROCEEDINGS

Approval of Minutes:

After a discussion, it was determined the minutes were very vague. As a result, the minutes from the September 15, 2022 regular meeting were tabled until the next meeting.

Mike Wolfe made a motion to table the minutes. Thomas Upp seconded the motion. The motion passed with 5 yes votes. Mike Wolfe will review the minutes with the audio recording and revise accordingly and present to the Board for approval at the next meeting.

OLD BUSINESS

Chairman Charles Pillon made reference to 2022 – 02 Proposed Zoning and Resolutions Amendments, page 3, 7.3, C, 1 section a, mentioning conditional use. As it reads, *the BZA to grant approval for conditional use*. Chair Pillon offered it should read *“conditions of use will be permitted with the conditions set forth by the BZA.”*

Chair Pillon mentioned they should table the discussion on solar. Ben Patterson made a motion to table the discussion for the next meeting. Mike Wolfe seconded the motion. The motion passed with 5 yes votes.

Referencing solar farms, public attendee Janet Duncan asked what benefit of changing the zoning for solar, what is gained as a county or township? At which Zoning Inspector Berry stated the large solar farms are exempt from all zoning because it is regulated by the Ohio Power Citing Board. Ms. Duncan then asked about the smaller solar farms in the area, Zoning Inspector Berry replied they are still

learning the impacts of small solar farms. He replied that the Zoning Commission could regulate any solar project under 50 megawatts.

The issue of sign regulations (Resolution Section 10.9), was brought forth by Chair Pillon. While Upon review of the Goshen Township Resolution on Signage suggested to be adopted by Trustee Horn stated the document is very detailed and does cover everything. The Township will continue to grow and we will be dealing with all the items within the document at some point.

Mike Wolfe mentioned the original concern was billboards of which he noted the language is very comprehensive. Trustee Horn mentioned the current resolution does have some conflicts that need to be resolved. Zoning Inspector Berry did say in the resolution now, there is no classification between the Billboards and outdoor advertising signage. Chair Pillon asked if section 10.9 (Sign Regulations) should be substituted? Trustee Horn recommended members of the zoning committee come together in a smaller group, and then present the outcome to the board.

Thomas Upp made a motion to table the discussion for the next meeting, December 15, 2022. Charles seconded the motion. The motion passed with 5 yes votes. It was decided that Mr. Upp and Chair Pillon would work together as a sub-group to look at Section 10.9 Sign Regulations for the next meeting.

NEW BUSINESS

Zoning Inspector Berry stated he had an application for a zoning district change. Glen Keller of Keller Chiropractic would like to put an addition on the back of the business located on Lancaster-Newark Road. Currently the property is currently zoned residential, Mr. Keller has put in an application to have it re-zoned commercial. Once it is re-zoned commercial, the application can be reviewed for the addition.

Trustee Horn mentioned it has been a recommendation of Fairfield County EMA to create an inundation zone or no build zone below - two dams in the area, Waldon Pond Estates and Whetstone Lake. If someone were to build in this zone, the dam (safety) classification would need to be increased. Trustee Horn has requested the language from the County Prosecutor's Office and information for the inundation area.

Zoning Inspector Berry brought up the need for a definition of a short-term rental. Trustee Horn read the definition of a short-term rental from the website Law Insider of which he copied the language and copies were made for the Board. This was followed by a small discussion with no outcome.

Adjournment: At 8:58 PM, Chair Charles Pillon made a motion to adjourn. Mr. Upp seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Mendi Rarey

Charles Pillon - Chair

Ben Patterson - Member