



**MINUTES OF THE:
WALNUT TOWNSHIP ZONING COMMISSION (ZC)
REGULAR MEETING
December 15, 2022 – 7:00 PM**

Board of Zoning Commission members present:

Charles Pillon, Ben Patterson, Dick Williams (alternate). Thomas Upp, Greg Groves and Mike Wolfe absent.

Zoning Inspector: Mike Berry - present

Invited guest(s) present: 2

Sarah Spence, Executive Director of The Ohio Conservative Energy Forum
Taylor Christian, Executive Director of The Ohio Land and Liberty Coalition

Number of members of the public present: 8

The meeting was called to order at 7 PM by Zoning Commission Chairman Charles Pillon and the Pledge of Allegiance to the Flag was recited.

MEETING PROCEEDINGS

Approval of Minutes:

The minutes for the November 17, 2022 Regular Meeting were presented for approval with noted corrections. Ben Patterson made a motion to approve the minutes. Dick Williams seconded the motion. The motion passed with 3 yes votes.

The minutes from September are tabled for the January meeting due to Mike Wolfe being absent.

Comments from the public: Chair Pillon asked if the public had any comments. No public comments.

OLD BUSINESS

No old business items were discussed.

NEW BUSINESS

Invited guest, Ms. Spence, presented a Power Point presentation Solar Zoning Practices for Townships with handouts. Her presentation covered topics such as residential, commercial, community and utility

scale solar. She also covered zoning best practices and talked about Ohio township examples. Chair Pillon continued on to the regular meeting.

The Board reviewed the 2022-02 Proposed Zoning Resolution Amendment draft, noting the corrections and additions made during the November 11, 2022 meeting along with additional notations for review. This document included:

ARTICLE III DEFINITIONS

7.2 PROCEDURE AND REQUIREMENTS FOR APPEALS AND VARIANCES

7.3 PROCEDURE AND REQUIREMENTS FOR APPROVAL OF CONDITIONAL USES

9.12 INTENSIVE AND MOTORIST SERVICES BUSINESS DISTRICT (B-3)

10.7 PARKING AND STORAGE OF VEHICLES, RECREATIONAL VEHICLES AND TRAILERS

10.9 SIGN REGULATIONS

10.10 PARKING REGULATIONS

10.15 SOLAR PANELS – PRIMARILY FOR ON-SITE ENERGY PRODUCTION & CONSUMPTION

11.22 BED AND BREAKFAST ESTABLISHMENTS

There was general discussion on Sections, 9.12, 10.7, 10.9, and 10.15.

The following items were decided upon:

Solar Panels:

Mr. Williams and Mr. Patterson will form a subcommittee to review what has already been written along with Resolutions from the City of Lancaster and from James Mako at Regional Planning and will present at the January 19, 2023 meeting.

Short-Term Rentals:

A definition taken from current Ohio House, HB 563 was developed for use in the Resolution.

9.10 NEIGHBORHOOD COMMERCIAL DISTRICT (B-1)

B (1) Permitted uses. Add line (l.) *Short-Term Rentals* to permitted uses. This will also apply to B-2 and B-3 districts. (B-2 includes all B-1 permitted uses and B-3 includes all B-1 and B-2 permitted uses.)

9.12 INTENSIVE AND MOTORIST SERVICES BUSINESS DISTRICT (B-3)

Mr. Berry brought attention to the added text "*and Short-Term Rentals*" (section 9.12), Intensive and Motorist Services Business District (B-3), Permitted Uses, which will read "*hotel, motel, tourist home and short-term rentals.*"

A new Section 11.25 Short-Term Rentals to be added – Verbiage to be worked on.

Chair Pillon made a motion to adopt the Greenfield Twp Sign Resolution to replace the current Section 10.9 Sign Regulations. Mr. Patterson seconded the motion. The motion passed with 3 yes votes. Chair Pillon made a motion to table any further discussion regarding the Greenfield Twp Resolution until the January 19, 2023 meeting. Mr. Patterson seconded the motion. The motion passed with 3 yes votes.

Mr. Horn stated that Alternate, Dick Williams will be a full member of the Zoning Commission, as member Mike Wolfe will finish his term at the end of 2022 and does not wish to return.

Adjournment: At 9:00 PM, Mr. Pillon made a motion to adjourn. Mr. Patterson seconded the motion. The motion passed with 3 yes votes.

Minutes Recorded By: Mendi Rarey

Charles Pillon- Chair

Ben Patterson - Member