

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH – ZONING COMMISSION (ZC)

11420 Millersport Rd., Millersport, OH 43067

HEARING #22-148 MEETING MINUTES

January 19, 2023 – 7:09 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Thomas Upp, Greg Groves, Ben Patterson, Dick Williams

Zoning Inspector: Mike Berry - present

Invited guest(s) present: *Terry Horn*

List of members of the public present, from sign-in sheet:

1. Rich Warren – 3661 North Bank Road NE Millersport OH
2. Aaron Carrow – 1055 W. Market Street Baltimore OH
3. Megan Brunn – 3617 South Bank Road NE Millersport OH

The Hearing was called to order at 7:09 PM by Zoning Commission Chair Pillon and the Pledge of Allegiance to the Flag was recited.

Advertised Purpose of Hearing:

The purpose of the Hearing was to consider Rezone Application #22-148 for the property located at 10400 Lancaster-Newark Rd. Millersport Ohio 43-46. (Parcel #0460012600). The applicant requests a rezoning district change from RR (Rural Residential) to B1 (Neighborhood Commercial District).

Swearing in of ALL members of the public that intend to speak by the Chair: Chair Charles Pillon administered the swearing in of all members of the public in attendance that intended to address the Board.

Information provided to the Zoning Commission prior to the proceedings:

Exhibit #22-148 - A: (1 pg.) Zoning Permit #22-148 Zoning Application.

Exhibit # 22-148 - B: (1 pg.) Letter from Glenn Keller

Exhibit #22-148- C: (1 pg.) Plat Survey

Exhibit #22-148 - D: (1 pg.) Regional Planning Letter

Exhibit #22-148- E: (1pg.) Notice to Property Owners

Exhibit #22-148- F: (1 pg.) Contiguous Property Owners

All aforementioned Exhibits are attached for the record.

Opening Summary Comments: Zoning Inspector Mike Berry stated that Glenn Keller applied for a zoning application dated November 9, 2022 the property was thought to be zoned Commercial. Summit Homes built the home and he thought his Dad had previously applied for Commercial zone years ago. Currently the property is zoned RR and he is requesting to be rezoned as B1. All letters sent out and there were no objections.

Discussion: *Aaron Carroll from 1055 W. Market Street Baltimore Ohio was representing the Keller's at this hearing. Zoning Inspector Mike Berry stated that they would have to apply through Fairfield County prior to him being able to issue a permit. Regional Planning Commission and Fairfield County Soil & Water recommended submitted letters in support of the rezone. The County Auditor's map states that the property is zoned Commercial, but that doesn't match the Walnut Township map. Zoning Inspector Mike Berry stated that sometimes that is the case where the maps do not match.*

To approve or disapprove the applicant's submission:

Motion made by Chair Charles Pill for recommendation of approval, seconded by Thomas Upp.

Reason (s) for support by the ZC members:

Zoning Inspector Mike Berry read a letter from Fairfield County Soil and Water stating that “the Ohio EPA determined the septic system is zoned commercial and meets commercial zoning requirements, the rezoning does not negatively impact our office, therefore we are in favor of the rezone”, and the Regional Planning Staff supports this rezone with the following comments “RPC staff normally would not recommend spot zoning as it has been proposed, however, the existing land use office building has been in place for such a long period of time, it is difficult to recommend against this rezone. The applicant will have to get an occupancy permit through the Fairfield County Building Department if any changes are made to the existing building.”

Roll Call Vote:

Pillon - Yes, Upp Yes, - Patterson – Yes, Groves - Yes, - Yes, - Williams

Applicants proposed Zoning District Change was approved and recommendation for approval to the Walnut Township Trustees.

Adjournment: At 7:23 PM, Ben Patterson made a motion to adjourn. Dick Williams seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Charles Pillon

Charles Pillon – Chair

Dick Williams - Vice Chair