

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

HEARING #23-65 MEETING MINUTES

July 20, 2023 – 7:01 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Jim Upp, Greg Groves, Ben Patterson, Dick Williams, Daria Arbogast, Alternate

Zoning Inspector: Mike Berry - present

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

1. Terry Horn, Walnut Township Trustee

The Hearing was called to order at 7:01 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 for consideration of a zoning district change application submitted by the Walnut Township Trustees. The property proposed to be rezoned is located behind 11420 Millersport Rd. (Parcel #0460005970). The Walnut Township Trustees are requesting a rezoning district change from RR (Rural Residential) to I-2 (General Industrial District) for 2.01 acres from the 6.28 acre parcel.

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 Zoning Commission prior to the proceedings:

Exhibit #23-65 - A: Re-Zone Application.

Exhibit # 23- 65 - B: Salt Barn Floor Plan

Exhibit #23-65 - C: Plat Survey

Exhibit #23-65 - D: Regional Planning Letter

Exhibit #23-65 - E: Notice to Property Owners

Exhibit #23-65 - F: Contiguous Property Owners

Exhibit #23-65 - G: Salt Storage and County Land use Plan

Documents submitted to the commission at the meeting by Terry Horn:

Exhibit #23-65 - H: Definition of Salt; sodium chloride.

Opening Summary Comments: Chair Charles Pillon.

Discussion: Chair Charles Pillon stated that Regional Planning Commission made a recommendation for the rezone stating that they typically do not support a split, but would do so in this case.

Mr. Horn proposed that the rezone be a Permitted Use in I-2.

Dick Williams asked Mr. Horn what is distributed on the roads in the winter? Is it salt? It is salt mixed with grit, 50-50. Mr. Horn stated that he represented the Trustees who sent him to request a rezone to an I-2, but he is requesting the commission to consider granting an I-1 zoning district change.

To approve or disapprove the applicant’s submission:

Motion made by Charles Pillon the recommendation that the rezone district change be modified to I-1 but would accept an I-2 as a permitted use, Ben Patterson offered a second,

Roll call: Pillon – Yes, Groves – Patterson – Yes, Upp – Yes, Williams - Yes

Adjournment: At 7:58 PM, Chair Charles Pillon made a motion to adjourn. Ben Patterson seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon – Chair

Dick Williams – Vice Chair