

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

HEARING #23-136 MEETING MINUTES

January 18, 2024

Zoning Commission members present/absent: Charles Pillon, Greg Groves, Ben Patterson, Dick Williams, Alternate – Daria Arbogast

Members absent: Jim Upp

Zoning Inspector: Mike Berry – present

Invited guest(s): Deputy Sheriff, Fairfield County Sheriff's Department

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

1. Jo Ann and Martin Lohne 445 Baltimore-Somerset NE Baltimore
2. Jackie Cotugno, 6968 Palmer Road, Etna
3. Kay Williamson, 1835 Baltimore- Somerset Rd. NE Baltimore
4. Ruth Ann Taylor, 724 Baltimore-Somerset Rd NE Baltimore
5. Jennifer Laski, 2840 Sterling Drive, Carroll
6. Jim Cotugno, 11625 Poplar Creek Rd, Baltimore
7. Dennis DiPaolo, 585 Baltimore-Somerset Rd. Baltimore

The Hearing was called to order at 7:07 PM by Zoning Commission Chair Pillon and the Pledge of Allegiance to the Flag was previously recited.

Advertised Purpose of Hearing:

The purpose of the Hearing was for the application of #23-136 for a PUD

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"*.

Purpose of the meeting: Mr. James Cotugno of 692 Hill Road North in Pickerington, Ohio is requesting a Proposed Zoning District (PUD) for the Baltimore Business Plaza located at 570 Baltimore-Somerset Road, Baltimore, Ohio. At a previous meeting, Mr. Cotugno was represented by Mr. Woody Winfree. The Zoning Commission requested from Mr. Winfree a development plan from the Applicant drafted by a professional developer presented under 95.L. Chair Pillon said that Regional Planning received some information but not enough to make a decision on granting a PUD. Mr. Cotugno addressed the Zoning Commission and said that he hesitated to spend a lot of money if the Zoning Commission was going to deny the PUD. He stated that he wanted the ZC to basically give "their blessing" for commercial zoning. Mr. Cotugno said that if he is given the blessing from the ZC that this will be commercial property, but even a mixed commercial property, then he will move forward and submit his plans. Mr. Cotugno said that if B3 zoning were allowed, he would have B3 and I1 on his property. Mr. Cotugno stated that he thinks everyone can agree that the property should definitely be zoned commercial. Chair Charles asked Mr. Cotugno if he was looking at some sort of tentative approval. Chair Pillon asked the members of the zoning commission their thoughts. Vice-Chair Williams stated that Mr. Cotugno filled out a form that was a zoning district change that is pretty resolute, but felt Mr. Cotugno was willing to meet the zoning commission somewhere in the middle. Zoning Inspector stated to Mr. Cotugno that if he didn't submit the requested development plan and supporting documentation, that the Trustees would refuse the zoning district change and send it back to the zoning commission. Zoning Inspector Mike Berry told Mr. Cotugno he would have to come up with a plan on the size and number of lots for the zoning commission to review. Chair Charles Pillon said that the zoning book might be helpful for Mr. Cotugno in deciding the size of lots he would propose. Zoning Inspector said that the plan needs to state the minimum size of the lots. Vice-Chair Dick Williams asked Chair Pillon for direction to change the Application to Zoning District Change and not "permit". Mr. Williams further that site plan submission is acceptable, a zoning permit is contingent on 9.15L. Zoning Inspector stated you cannot change the zoning resolution. Mr. Williams said that he makes a suggestion to reject the request for PUD. Mr. Cotugno asked how long he would have to table this request for PUD. Mike said he would get with Holly from Regional Planning, who would be at the next zoning commission meeting. Chair Pillon said to Mr. Cotugno that the zoning commission was not making recommendations or stating that his request would be allowed, but they were attempting to help him and not have it be rejected by the township trustees.

Chair Pillon said that Mr. Cotugno would have to specify hard space for water retention, etc. before he would be considered for PUD.

Mr. Cotugno said that he would like to table the request.

Neighboring residents in attendance offered their comments:

Joy Lohne, Baltimore resident said that she has lived in the area and involved in the community. The property across from Mr. Cotugno's property was commercial and she was not opposed to the property being zoned commercial.

Kay Williamson, Baltimore resident said that she has some concern about soil and water and who would be monitoring the compliance of water. She is concerned about drainage as it is an agricultural area.

Mr. Patterson asked the Chair if they should consider tabling this decision until a later date. Chair Pillon said that the ZC had a general consensus that they are definitely willing to entertain a commercial zone, but would do some additional research on this matter and therefore wouldn't be making any official decisions at this meeting. Chair Pillon tabled any recommendations on this application until further information was provided by the applicant.

A motion was made by Chair Pillon to table the decision, second by Dick Williams.

A call for vote: motion passed with 5 yes votes.

Adjournment: At 8:10 PM, Chair Pillon made a motion to adjourn. Dick Williams seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon – Chair

Dick Williams – Vice Chair