

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

April 18, 2024

Zoning Commission members present/absent:

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

Members absent – Dick Williams

Zoning Inspector: Mike Berry – present

Fairfield County Deputy: present at the request of the ZC

Number of members of the public present: 2 as recorded on sign-in sheets.

1. Jim Cotugno, 6069 Palmer Road, Etna
2. Matt Collins, 6265 Mamie Drive, Pickerington, Ohio
- 3.

The meeting was called to order at 7:05 PM by Zoning Commission Chairman Charles Pillon and the pledge of Allegiance to the flag was recited.

Approval of Minutes:

The minutes for the March 21, 2024 Regular Meeting were presented for approval. Charles made a motion to approve the minutes. Daria Arbogast seconded the motion. The motion passed with 3 yes votes. Mr. Patterson and Mr. Upp abstained.

OLD BUSINESS

James Cotugno addressed the Board to request presenting #23-136 PUD Application. This is a continuation of the public hearing for Application #23-136 PUD. Chair Pillon administered the oath to Mr. Cotugno to address the ZC. Mr. Cotugno presented some additional documents to the ZC, attached as "Exhibit A" and "Exhibit B". He wanted to provide an updated to the ZC of where he is at as far as moving forward on the zoning. Mr. Cotugno presented two maps; Exhibit "A" 8.212, (10,000 square foot lots) reflects an R2 zone project with 152 lots, with 11.5 acres of green space. Exhibit "B" reflects a PUD zone project, which is his preference. He indicated that he was expecting "a PUD text" to accompany the Exhibits and hoped to have it to Mike Berry on Monday, but it wasn't yet available for him to give to Mike Berry. He stated that the met with the Mayor of Thurston regarding water, sewer, etc. because the property could be annexed into Thurston. He stated that Baltimore told him that they could service him through their sewer and water as well. He marked off 173 lots and will provide 19.5 acres of useable amount of greenspace. He separated the commercial lots from the residential lots. Mike Berry asked Mr. Cotugno what the Mayor of Thurston said about this property being contiguous with the Micro property. Mr. Cotugno mentioned the sewer will be gravity to the East. Mike said that if Thurston was going to annex the property, that takes Walnut Township out of the picture. Mr. Cotugno stated that he wants to move forward with the zoning with Walnut Township and have the zoning move forward regardless of what happens with the annexation. Chair Pillon asked if this was going to be an HOA established project. Mr. Cotugno said yes, it was his intent to have this be an HOA. Mr. Patterson stated that Mr. Cotugno would need to run all of his plans through Regional Planning, etc. prior to the ZC approving. Chair Pillon stated as previously, the ZC needs all of Mr. Cotugno's development plans before they can make a decision to send to the Walnut Township Trustees. Mike Berry asked when this would be ready to run through the fire department and he replied when all of this is presented to Regional Planning, the fire department would be included in the process. Mr. Cotugno said that he will get the streets, drains, etc., together to present to Regional Planning. Chair Pillon stated that again, Mr. Cotugno needed to get all of his development plan together with all supporting documentation to present to the ZC so that they could review and decide whether to recommend to be presented to the Township Trustees.

Chair Pillon wanted to discuss the definitions of short-term rentals and how it will be entered into the zoning resolution. Chair Pillon discussed the possibility of an overlay district. In an overlay district you can state the conditions and regulations. He stated that the trustees have made it clear that they want public input on the STR's, and that there will be meetings with the public.

NEW BUSINESS

No new business was discussed.

Adjournment: At 8:29 PM, Chair Charles Pillon made a motion to adjourn. Jim Upp seconded the motion. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin



Charles Pillon - Chair



Ben Patterson – Acting Vice - Chair