

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

MAY 16, 2024 – 7:00 PM

Zoning Commission members present/absent:

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

Members absent – Dick Williams, Greg Groves

Zoning Inspector: Mike Berry - present

Fairfield County Sheriff Deputy present.

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

1. Tracy and David Schuster, 13436 West Bank Dr. NE
2. Matt Collins, 6265 Mamie Drive, Pickerington
3. Jim Cotugno, 11625 Poplar Creek Rd. Baltimore

The meeting was called to order at 7:00 PM, by Zoning Commission Chairman Charles Pillon and the Pledge of Allegiance to the flag was recited.

Approval of Minutes:

The minutes from the April 18, 2024 Regular Meeting were presented for approval, with editions. Jim Upp made a motion to approve the minutes. Charles Pillon seconded the motion. The motion passed with 4 yes votes.

OLD BUSINESS

Chair Pillon stated that the ZC would consider the continuation of #23-136 PUD. Mr. Cotugno emailed his developmental plan to the ZC prior to the meeting for their review. Chair Pillon said the ZC is most interested in permitted uses, fencing and landscaping. Chair Pillon noted that for example, a repair shop type business doesn't fit in the area, in his opinion. In addition, truck and transfer terminals were noted not to be included. Mr. Cotugno stated that motel/hotel can be omitted, but include tourist home. Also omitted is warehouse/distribution center. Zoning Inspector Mike Berry informed Mr. Cotugno that Hollie Mattie from the RPC sent an email that stated Mr. Cotugno's PUD application submitted today was far different from the initial PUD application. Mike said that Mr. Cotugno would need to re-submit the application through Regional Planning and the hearing would not be able to take place until July since the cut-off date for a June hearing was last week. Mr. Patterson commented that perhaps communication should be a little better since there were a lot of changes/comments since Mr. Cotugno's initial application several months ago. He further stated that the ZC should be informed as to the County water/sewer, RPC, etc. comments. Chair Pillon said the ZC concerns are permitted and non-permitted uses in this PUD. Mr. Patterson suggested that the ZC edit the lists of what they will allow, not allow. Mike Berry suggested that the ZC address that at the June meeting.

Chair Pillon attended the model zoning meeting at the county. Much of the presentation was similar to the presentation Hollie gave to the Trustees and zoning commission a few months ago. A draft of the model zoning resolution should be available sometime in June.

NEW BUSINESS

Tracy and David Schuster, 13436 West Bank Dr. addressed the ZC regarding fencing. She stated that the neighbor installed a fence that is back-to-back. She is requesting that the zoning resolution be changed in regard to fencing. Mike stated that if the fence is on the property line, it is recommended 6 inches off the property line for maintenance purposes. He said that the zoning fence laws changed in 2019. Mike stated that the fencing on lakefront property is that a 4 ft. open fence was for lakefront so as to not block the view of the lake. Anything below the dam, there is a limit of 6 ft. on the size of the fence. Ms. Schuster asked that the ZC reconsider the zoning resolution in regard to fencing. Chair Pillon said he can appreciate the recommendation from Ms. Schuster and her comments would be taken under consideration.

Chair Pillon asked for a motion to adjourn,

Adjournment: At 8:00 PM, Charles Pillon made a motion to adjourn, Jim Upp seconded the motion. The motion passed with 4 yes votes.

Minutes Recorded By: Patricia McLoughlin



Charles Pillon - Chair



Ben Patterson – Acting Vice-Chair