

# RECORD OF PROCEEDINGS

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

R11420 Millersport Rd., Millersport, OH 43067

## REGULAR MEETING MINUTES

JUNE 20, 2024 – 8:40 PM

**Zoning Commission members present/absent:**

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

**Zoning Inspector:** Mike Berry - present

**Fairfield County Sheriff Deputy present.**

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

1. Richard Singer 4483 N. Bank Rd, NE Millersport
2. Victoria Wolfe, 13284 West Bank Rd NE Millersport
3. Shelia Fryer, 5351 Alder Dr NE Thornville
4. Neal Brannon, 5064 Dahlia
5. Tim Boggs, 13400 Cedar Rd NE
6. Rusty Mock, 3755 Walnut Rd. Millersport
7. Joann Lohne, 445 Baltimore Somerset Rd NE
8. Ron DiPaolo, 420 Baltimore Somerset Road
9. Dennis DiPaolo, 535 Baltimore-Somerset Rd. NE
10. Bonita Bair, Buckeye Beach Park LLC
11. Abigail Corsi, 13610 Cedar Rd. NE
12. Betsy & David Skrobot, 5042 Bateson Beach Dr NE Thornville

The meeting was called to order 8:40 PM, by Zoning Commission Chairman Charles Pillon

**Approval of Minutes:**

The minutes from the May 16, 2024 Regular Meeting were presented for approval, Charles Pillon made a motion to approve the minutes with two edits. Ben Patterson, seconded the motion. The motion passed with 3 yes votes. Mr. Groves and Mr. Williams abstained.

**OLD BUSINESS**

Chair Charles Pillon asked the commission if they had an opportunity to review the permitted/non-permitted uses for the #23-136 PUD application.

Chair Pillon stated that he spoke to Hollie Mattie and by the next meeting there will be draft of the model zoning resolution. Once all townships have signed off on the final draft, it will be sent to RPC and then to the county. At that point, our township can adopt it to a model specific for our township. Also, the ZC will be able to create overlay districts.

Chair Pillon stated to the Board that they can hold separate hearings for the PUD's on separate evenings rather than the same night. Chair Pillon felt that the ZC needed to separate the PUD hearings.

Chair Pillon made a motion for a special meeting on July 25<sup>th</sup> for PUD #24-50, the continuation of the public hearing, second Dick Williams, motion passed with 5 yes votes.

**Adjournment:** At 10:00 PM, Charles 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

Ben Patterson – Acting Vice-Chair