

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

CONTINUATION OF HEARING #23-136 and #24-50 MEETING MINUTES

JULY 18, 2024 – 7:05 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Greg Groves, Ben Patterson, Daria Arbogast

Members absent – Dick Williams

Zoning Inspector: Mike Berry – present

Fairfield County Deputy Sheriff present

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

1. Woody Winfree, 4672 Blacklick-Eastern Rd. Baltimore
2. Gina Matus, Mayor@thurstonohio.com
3. Abigail Corsi, support@buckeyebeachpark.com
4. Bonita Bair buckeyebeachpark@gmail.com
5. Matt Collins
6. Jim Cotugno, 111625 Poplar Creek Rd. Baltimore

The Hearing was called to order at 7:00 PM by Zoning Commission Chair Pillon and the Pledge of Allegiance to the Flag was recited.

Purpose of Hearing:

The purpose of the Hearing is the continuance of previous PUD applications #23-136

Public Comments: Mike Berry shared the comments regarding the PUD Application #23-136, RPC staff stated that the application meets the requirements and the staff recommends approval.

Chair Pillon said setbacks of 25 front 25 rear which is standard zoning regulation setbacks for 55 ft. lots.

Chair Pillon made a motion to close this hearing, second by Daria Arbogast, motion passed with 4 votes.

#24-50 application for PUD.

Public Comments: RPC recommended disapproval of #24-50 Application due to public water supply is a public risk with a potential of a long-term stay. Gravity sewer system is concerning and not able to accommodate the number of campsites due to lateral.

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"*.

Opening Summary Comments: Chair Charles Pillon stated that this was strictly a public hearing and no decisions would be made on the applications this evening. This meeting had to happen within a 40 day window.

Chair stated to Mr. Cotugno regarding #23-136 that there were some issues he needed to address before the July meeting. Motion by Chair Pillon to continue public hearing until July 18, 2024 for a chance to review the RPC recommendation, second by Ben Patterson. Motion passed with 5 yes votes.

Public hearing #24-50 regarding rezoning from R2 and B2 to PUD. Bonita Bair prepared a binder for the Zoning commission for their review regarding her application for PUD. She stated converting from 43 mobile homes to 43 campers and will have a total of 83 spots.

Chair Pillon asked that in the regular campground area she spoke about doing something with the auxiliary buildings and how she would address them in the PUD. Bonita Bair replied that they are being utilized as storage. The barn has to be torn down, leaving the beams for a sort of pavilion or a shelter house.

Chair asked if there were comments: Dick Williams said she mentioned two storage units per lot; he asked if she thought that would be exorbitant? Ms. Bair replied, yes. Chair asked if there were any other comments, he said he would like to see more information on the existing campground.

Neal Brannon, 5064 Dahlia has 17 lots bordering the campground. He doesn't feel secure with people coming in. Chair Pillon stated that is why he asked Ms. Bair about fencing.

Tim Boggs has property in the area and said he is not for or against but it concerned about the fence and the maintaining of the fence.

Betsy Skrobot brought a list of questions previously emailed to the zoning commission. Is this the proper use of PUD rezoning, or is this a further stress of a larger campground in the community?

According to ORC required for have an HOA and a board. There are no homeowners, PUD is made up of condos, townhouses and individual homes. Nowhere in the application does is address this.

Open spaces at least 20% of acreage.

Motion by Chair Pillon to continue the public hearing until July 18th, second by Dick Williams, motion passed with 5 yes votes.

Adjournment: At 8:35 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