

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

JULY 18, 2024 – 8:00 PM

Zoning Commission members present/absent:

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

Members absent – Dick Williams

Zoning Inspector: Mike Berry - present

Fairfield County Sheriff Deputy present.

1. **Number of members of the public present:** as recorded on sign-in sheet:
2. Woody Winfree, 4672 Blacklick-Eastern Rd. Baltimore
3. Gina Matos, Mayor@thurstonohio.com
4. Abigail Corsi, support@buckeyebeachpark.com
5. Bonita Bair buckeyebeachpark@gmail.com
6. Matt Collins, 5255 Mamie Ct.
7. Jim Cotugno 570bsrllc
8. Carly Sparrow vadmin@thurstonohio.com

The meeting was called to order at 8:00 PM, by Zoning Commission Chairman Charles Pillon and the Pledge of Allegiance to the flag was recited.

Approval of Minutes:

The minutes from the June 20, 2024 PUD Hearing #24-36 and #24-50 Minutes, motion to approve by ben Patterson made a motion to approve, second by Daria Arbogast. Motion passed with 4 votes.

Regular Meeting minutes from June 20, 2024 were presented for approval. Ben Patterson made a motion to approve the minutes. Charles Pillon seconded the motion. The motion passed with 4 yes votes.

OLD BUSINESS

Chair Pillon brought to attention PUD #23-136 and stated that the commission read the recommendations for the RPC for approval. Chair Pillon stated that the applicant has done his due diligence and the commission is basically looking at how many lots for homes and commercial property will be located on the property.

Chair Pillon submitted the proposal for the trustees:

Recommend approval of the PUD with following conditions are met:

1. The developer is required to obtain Fairfield County subdivision regulations permits and comply with all required development standards.
2. Maximum allowed density of residential unites to 172 lots
3. Maximum allowable commercial development not to exceed 9.5 acres
4. Fencing and landscaping shielding required between all commercial and residential areas
5. Residential lots are subject to Walnut Township R2 zoning regulations
6. Commercial areas are subject to Walnut Township B2 zoning regulations with the exceptions of only the attached list of permissible uses (Exhibit "A")

This proposal will be submitted to the Walnut Township trustees with these conditions.

Charles Pillon made a motion to approve the PUD #23-136 with the attached conditions, Greg Groves seconded the motion, motion passed with 4 votes.

PUD #24-50 – Chair Pillon stated there was already discussion on this and that there is still more information needed, and therefore made a recommendation to table any decisions until more information is received,

Chair Pillon made a motion to table PUD #24-50, second by Daria Arbogast; motion to table passed by 4 votes.

NEW BUSINESS

Chair Pillon updated the commission on the overlay district: RPC draft of model zoning, is 260 pages. He stated that there is another meeting on July 25th on comments on the draft version. Chair Pillon said there is really good things in it and that Walnut Township would definitely be making tweaks to the model draft.

Mike Berry said that we are searching for an alternate so please make any suggestions to Mike.

Adjournment: At 8:26 PM, Charles Pillon made a motion to adjourn, seconded the motion. The motion passed with 4 yes votes.

Minutes Recorded By: Patricia McLoughlin



Charles Pillon - Chair



Ben Patterson -- Acting Vice-Chair