

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

November 21, 2024 – 7:00 PM

Zoning Commission members present/absent:

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

Zoning Inspector: Mike Berry – present

Number of members of the public present: None

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 October 17, 2024 Regular Meeting were presented for approval. Chair Pillon asked for a Motion to accept the minutes as presented. Greg Groves made a motion, second by Ben Patterson.

Motion passed with 4 Yes votes.

OLD BUSINESS

Chair Pillon said that he had discussed the regulations for STR with the Township Trustees. His goal is to get something finalized on the zoning resolution on STR's to send to Regional Planning. He presented Ohio Senate Bill 299. This Senate Bill allows municipalities, local governments, etc. to regulate STR's. The State is requiring licensing applications. He stated that this really isn't a zoning issue, but more for at the township level. This Bill is currently in committee. There was a former House Bill 563 that died in committee. This Bill probably has a better chance than the past one. Chair Pillon said that the Trustees were not in favor of moving STR's to RMU zoning districts.

Ben Patterson asked Chair Pillon if there were any new updates on the campground at Fairfield Beach. He replied that he spoke to Mike Berry and Mike said that he had made several calls to Bonita Bair with no response.

Chair Pillon asked the board to take a look at RMU in the zoning resolution book. He said that Mike Berry stated that in regard to RMU's, they are a little vague about lakefront, but in the general vicinity. RMU cannot be rezoned on the main lake. Chair said that there needed to be a more legal definition applied to the definition and to determine if that means on the main lake, canal, etc.? Chair Pillon stated he is open to suggestions.

Chair Pillon made a Motion to request zoning inspector Mike Berry to draft the definitions for STR's to be presented to Regional Planning Commission for their input, second by Ben Patterson. The Board requested to see the draft prior to the December 19, 2024 meeting. Patty will contact Mike and request that he send the draft out through email for review.

Motion passed with 5 yes votes.

NEW BUSINESS

Chair Pillon wanted to discuss the model overlay districts. He said that the overlay districts are in conjunction with the comprehensive land plan use. Chair Pillon said that the Trustees suggested that he work with regional planning to develop what types of overlay they would like to consider. Chair Pillon said that he was going to check with Holly Mattei and request her to attend a meeting in January to further discuss.

Adjournment: Chair Pillon asked for a motion to adjourn at 7:54 PM, Greg Grove seconded the motion.

Motion passed with 3 yes votes.

Minutes Recorded By: Patricia McLoughlin



Charles Pillon - Chair



Dick Williams – Vice-Chair