

RECORD OF PROCEEDINGS

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

November 14, 2024 – 7:17 PM

Board of Zoning Appeals members present/absent:

Members present - Alex Fant, Ken Rienschield, Martha Snavelly, Ron Sharpe, Mark Helms

Members absent: Rick Singer

Zoning Inspector: Mike Berry – present

The meeting was called to order at 7:17 PM by Chairman Alex Fant.

Approval of Previous Minutes:

The meeting minutes from the October 10, 2024 Regular meeting were presented for approval. Motion to approve by Martha Snavelly, Ron Sharpe.

Roll call:

Fant, - Yes, Snavelly, - Yes, Rienschield, - Yes, -Sharpe - Yes.

The motion passed with 4 yes votes;

The minutes from the October 10, 2024 Hearing #24-99 were presented for approval. Motion to approve Martha Snavelly, second by Ron Sharpe.

Roll call:

Fant, - Yes, Snavelly, - Yes, Rienschield, - Yes, Sharpe - Yes.

The motion passed with 4 yes votes;

The minutes from the October 10, 2024 Hearing #24-100 were presented for approval. Motion to approve by Martha Snavelly, second by Ken Rienschield.

Roll call:

Fant – Yes, Snavelly, - Yes, - Yes, Sharpe, - Yes, Rienschield, - Yes,

Motion passed with 4 yes votes

The minutes from the October 10, 2024 Hearing #24-101 were presented for approval. Motion to approve by Martha Snavelly, second by Ken Rienschield.

Roll call:

Fant – Yes, Snavelly – Yes, Sharpe – Yes, - Rienschield -Yes.

Motion passed with 4 yes votes.

The minutes from the October 24, 2024 Hearing #24-112 were presented for approval, motion to approve by Martha Snavelly, Mark Helms.

Roll call:

Fant – Yes, Snavelly, - Yes, Sharpe, - Yes, - Rienschield, - Yes, Helms - Yes.

Motion passed with 5 yes votes.

The minutes from the October 24, 2024 Hearing #24-113 & #24-114 were presented for approval. Motion to approve by Martha Snavelly, second by Ron Sharpe.

Roll call:

Fant – Yes, Snavelly, - Yes, - Sharpe, - Yes, Rienschield, - Yes, - Helms, - Yes

Motion passed with 5 yes votes.

OLD BUSINESS

Mike said to expect an application for variance similar to the one presented tonight. Property located on 204 tearing down an old house and wanting to build a new one. The applicant can't meet the zoned setbacks and will be requesting a variance.

NEW BUSINESS

Chair discussed that there were many applications in the month of October, and Mike said that applications are continuing to be received. Fairfield Beach continues to grow. Ken Rienschield asked Mike what is considered a conforming lot. Normal lots are 100 x 100 and is a conforming lot. Anything less than that is considered non-conforming. That doesn't mean that the lot cannot be developed and do not necessarily need a variance unless the build cannot meet the zoned setbacks. Mike said it is easier to tie lots together.

Adjournment: At 8:29 PM, Chair Fant asked for a motion to adjourn. Motion to adjourn by Martha Snavelly, second by Ron Sharpe. The motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Alex Fant - Chair

Martha Snavelly -Vice Chair