

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

March 21, 2024 – 7:00 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Greg Groves, Alternate – Daria Arbogast

Members absent – Dick Williams, Ben Patterson, Jim Upp

Zoning Inspector: Mike Berry - present

Number of members of the public present: 6 as recorded on sign-in sheets.

1. Betsy & David Skrobot, 5042 Bateson Beach Dr NE, Thornville
2. Jim Cotugno, 11625 Poplar Creek Rd., Baltimore
3. Matt Collins, 6265 Mamie Drive, Pickerington
4. Parker Webb, 3685 North Bank Rd., Millersport
5. Steve Fox, 8415 Pulsar Place, Suite 300, Columbus

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 for the Regular Meeting dated February 15, 2024 were presented for approval. Charles Pillon made a motion to approve the minutes as presented, second offered by Daria Arbogast. Motion passed with 3 votes.

OLD BUSINESS

Mr. James Cotugno addressed the zoning commission regarding his previous Application #24-136 for a PUD. Mr. Cotugno stated that he wanted to have his previous PUD to be reconsidered. He hired an architect who accompanied him to the meeting to discuss the developmental plans with the Zoning Commission.

The zoning commission and zoning inspector suggested that Mr. Cotugno go to Fairfield County Regional Planning and if they were approved for adhering to the Fairfield County subdivision compliance, they would be more than likely to approve it.

NEW BUSINESS

Chair Pillon said that at the February Trustee meeting, he was nominated to be the representative on the steering committee for the overlay district discussed at the previous Zoning Commission meeting that Hollie Mattie attended and presented.

Discussion on placing STR's (short-term rentals in a different Commercial District.) Chair Pillon said that the Trustees had a hearing on the STR's, parking and storage. Chair Pillon suggested that the ZC revamp the entire section 10.7 and look at part 2 of 2. Also, consideration placing STR's under B1 and B2. Chair Pillon wanted to discuss adding STR's into RMU as a conditional use as well. Chair Pillon stated that the intent for an RMU fits the STR's. He further stated that he wanted to discuss at the next meeting when the remainder of the ZC members would be present for voting.

Comments from the public: Resident Parker Webb, 3685 North Bank Road addressed the ZC regarding minutes from past meetings. In particular, minutes from the November 16, 2023 meeting when Patricia McLoughlin, 3723 North Bank Road asked permission from the ZC Chair to respond as a resident of North Bank when Betsy Skrobot, 5042 Bateson Beach Road submitted a packet to the ZC regarding STR's in Columbus and asking them to review and possibly adopt the procedures. Mr. Webb and Mrs. Skrobot took exception to Ms. McLoughlin's comments and thought it was conflicting since Ms. McLoughlin is the acting Recording Secretary to the Zoning Commission. Ms. McLoughlin reminded the Chair that it was on the record that she requested permission to speak as a resident and not the Recording Secretary. Further, November 2023 minutes were presented for approval in December 2023, and they were approved and signed into the record. There was no comment from the Chair.

Adjournment: At 8:22 PM Chair Pillon motioned for adjournment, second offered by Greg Groves. The motion passed with 3 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Acting Chair Greg Groves – Vice Chair

