

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

February 20, 2025 – 7:00 PM

Zoning Commission members present/absent:

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

Members absent: Ben Patterson, Alternate, James Scott

Zoning Inspector: Mike Berry

Number of members of the public present:

1. Dena Wahl, 3550 Blacklick-Eastern Rd. Millersport
2. Rob Wiseman, 13720 Township Rd. 63 Glenford
3. Ted Keller, 10625 Deep Cut Rd. Millersport
4. Ryan Peresta, 10295 Deep Cut Rd. Millersport

Approval of Minutes:

The minutes from the January 16, 2025 Re-organization meeting were presented for approval. Chair Pillon made a motion to accept the minutes as presented, second by Greg Groves.

The minutes from the January 16, 2025 Regular meeting were presented for approval. Chair Pillon made a motion to accept the minutes as presented, second by Greg Groves.

OLD BUSINESS

Chair Pillon discussed the meeting with Holly Mattei in January. Not all of the ZC members were able to attend, and he said that he would be requesting another time to meet with Holly Mattei in the future, perhaps a more informal workshop type of meeting that more members might be able to attend. Daria Arbogast shared her notes from her impression from the model zoning book with the other ZC members.

Mike said that the PUD that the ZC has been considering on Fairfield Beach owned by Bonita Bair, is falling under some property maintenance issues. Bonita was under the impression that the PUD had died. He explained that she needed to clean up some areas first. She did say she has redone her mobile home park license and is permitted to have RV's on her property as well. Chair Pillon said that the PUD was tabled until Bonita returned to the ZC. Mike told Bonita that he was going to request the ZC to set a date by which Bonita needs to complete the process on the PUD.

Chair Pillon asked Mike to inform Bonita Blair that if she does not complete her application, Chair Pillon will make a final motion to deny the application.

NEW BUSINESS

The zoning commission heard the informal hearing for the property located at 3550 Blacklick-Eastern Rd. Millersport. Dena Wahl introduced herself to the ZC members. She is requesting consideration for a PUD. Her business will be The Pines at Buckeye Ridge and Buckeye Ride Rescue and Retreat. She said she purchased the farm on 204 that belonged to Russ Smith. She purchased the property for the use of an animal rescue, but they want to also rehabilitate the animals, service animals and provide therapy animals to veterans. In addition, she wants to add a bed and breakfast that will help support the cost of the animal therapy. One building will be dedicated to service dogs; the barn will be for horses and rescues; the front part of the building will be utilized for charity events. The current buildings are being renovated and built under Agricultural zoning permits. The remaining 100 acres she wants to provide seasonal events and a pumpkin patch. The zoning commission members explained to Ms. Wahl that she would need to go to Regional Planning first and they would make their recommendations. She would then return to the Zoning Commission for their review of the Regional Planning comments and they would add their comments and make recommendations to the 3 Trustees.

Adjournment: Chair Pillon asked for a motion to adjourn at 8:57 pm, Ben Patterson offered a second.

Motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin



Charles Pillon - Chair



Dick Williams – Vice-Chair