

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

March 20, 2025 – 7:00 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Greg Groves, Dick Williams, Daria Arbogast.

Members absent: Ben Patterson, Alternate James Scott

Zoning Inspector: Mike Berry

Number of members of the public present: None

Approval of Minutes:

The minutes from the February 20, 2025 Regular meeting were presented for approval. Chair Pillon made a motion to accept the minutes as edited, second by Greg Groves.

Roll call: Pillon, - Yes, Groves, - Yes, Arbogast, - Yes, Williams, - Yes.

Motion passed with 4 yes votes.

OLD BUSINESS

Dena Wahl, resident who attended February meeting requesting a PUD has decided not to pursue the PUD. She was told that she would be taxed so high on the property for a PUD that she has decided to do conditional use. Mike Berry said that he has the BZA Board booked with variance hearings through May already.

Mike Berry updated the zoning commission regarding Bonita Bair and her pending PUD. Mike Berry said he received a call from Clair at the health department and they wanted to know where we were on the PUD. Mike stated that Bonita is requesting to be approved as a campground. Mike said that he informed Bonita that she needs to comply with all the zoning requirements in order to be approved. Mike stated that all that the zoning commission advised Ms. Bair to do back in September, she has done very little to comply. Mike asked the ZC if they want to set a date by which she should comply or send a recommendation to the Trustees to deny her application. Chair Pillon asked Mike to ask Bonita for a date that she feels she can meet compliance.

NEW BUSINESS

Mike said that he received a cell phone tower request. Mike gave his annual report to the Trustees on March 19th and reported 148 permits and 38 new homes in 2024.

Chair Charles Pillon presented information from Hollie Mattie on the model zoning book. Chair Fant said he was going to let Hollie and her team continue to work on the book, because currently it is not costing the township any monies.

Chair Pillon said that he will work with Hollie and get some better clarification of the model zoning and share it with the zoning commission at the meeting in April.

Adjournment: Chair Pillon asked for a motion to adjourn at 7:54 pm, Daria Arbogast offered a second.

Motion passed with 4 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Dick Williams – Vice-Chair