

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

MAY 15, 2025 – 7:00 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Ben Patterson, Jim Scott, Daria Arbogast

Members absent: Greg Groves, Dick Williams

Zoning Inspector: Mike Berry

Number of members of the public present:

1. Abbi Corsi, 13610 Shell Beach Rd. NE
2. Bonita Bair, 13610 Shell Beach Rd. NE

Approval of Minutes: Chair Pillon stated that the minutes from the previous April 17th meeting were not available for approval, but will be submitted by the next meeting,

OLD BUSINESS

Zoning Inspector Mike Berry stated that the county said that the Zoning Commission has the authority to grant a six (6) month extension to Bonita Bair for the Buckeye Beach Water Park PUD. The big question was if a manufactured home can exist in the campground and he said that the existing one is acceptable, but no additional manufactured homes could be brought into the campground. Chair Pillon asked Ms. Blair how many manufactured homes exist in the park currently. She replied 6 and that several of them need to be demolished. Mike Berry asked if the county was limiting the amount of RV's are acceptable, and Ms. Blair said that when she is approved, the answer will be 43. Mike Berry asked Ms. Blair to provide a copy of that approval when she receives it. Chair Pillon reminded Ms. Blair that in order to consider the PUD, the ZC needs to see her approvals, her applications, everything that she is working on regarding the application for PUD. Mike said that whatever is currently in Ms. Blair's application for PUD can be placed on the extension, but if it is not included in the original application, she cannot present it.

Ben Patterson stated that he would like to see more cleanup on the property. He is concerned that the lack of cleanup will continue even though the application for PUD is allowed. Ms. Blair stated that she has brought dumpsters on the property and has had several loads taken. Chair Pillon and Ben Patterson stated that a little cleanup can go a long way.

Chair Pillon made a motion to allow Bonita Bair to continue to operate with campers and RV's as long as the Health Department Certificate is issued to her to operate until November 24, 2025. At that time there will be a recommendation for approval or denial to the Trustees of the Application for PUD, second by Ben Patterson.

Roll call: Pillon, - Yes, Patterson, - Yes, - Scott, - Yes. (Ms. Arbogast had to leave the meeting prior to the vote).

The Motion passed with 3 yes votes.

Mike asked Ms. Blair to attend the June 19th meeting for an update on her progress and she agreed to attend.

NEW BUSINESS

Chair Pillon stated that there isn't any new business to discuss at this meeting.

Adjournment: Chair Pillon asked for a motion to adjourn at 7:57 p.m., Jim Scott seconded the Motion.

Motion passed with 3 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Ben Patterson - Acting Vice-Chair