

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

July 17, 2025 – 7:00 PM

Zoning Commission members present/absent:

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

Members absent: Greg Groves

Number of members of the public present:

1. Abbi Corsi, 13610 Shell Beach Rd. NE
2. Bonita Bair, 13610 Shell Beach Rd. NE
3. Fairfield County Sheriff's Deputy

Approval of Minutes:

Chair Pillon presented the minutes from the May 15, 2025 Regular meeting were presented for approval.

Roll call: Pillon – Yes, Patterson – Yes, Williams – abstain, Arbogast – abstain, Scott – Yes.

Motion passed with 3 yes votes.

OLD BUSINESS

Bonita Bair addressed the zoning commission and explained that she has requested a variance/waiver from the county health department. Ms. Bair said that she expected to hear from Claire Donley from the health department by July 18, 2025 in regard to the waiver and will also state how many RV's that will be allowed. Mike advised the zoning commission that if the waiver is denied, then her application will be denied by July 21, 2025.

Chair Pillon stated that he has asked for designs and progress on the PUD and has not yet received anything from Ms. Bair. He further stated that there have been repeated requests to Ms. Bair in regard to cleaning up the park. She stated that she is having issues with a few tenants in RV's. Mike Berry said that cleaning up the park will go along way as the trustees have commented to him that they are frustrated that the park continues to have debris and junk strewn about the property. Ms. Bair stated that she is constantly faced with putting out fires. She stated that the township property management has taken her to court three times. She also said that she is putting out fires with the health department and the EPA.

Chair Pillon said that the zoning commission is bound to certain requirements and one is that progress needs to be shown in regard to the application for PUD. Ben Patterson commented that the information really needs to be presented by the August 21, 2025 ZC meeting.

Chair Pillon informed Ms. Bair that there would not be any decisions made by the zoning commission tonight and again asked her to get the information to the zoning commission.

Mike Berry stated he will inform the zoning commission by email of the health department decision by July 21, 2025.

NEW BUSINESS

Charles updated the commission on the Model Zoning meeting he attended. He said that they have segregated the zoning manuals by villages, townships, etc. He said that the completed model zoning for Walnut Township by end of August. Ben Patterson asked Chair Pillon if they were going to hold off on the overlay districts for the Walnut Township model zoning, and Chair Pillon replied yes, we are holding off for now.

Chair Pillon asked who has adopted the new model zoning: Thurston, Millersport have adopted it.

Adjournment: At 8:13 p.m., Chair Pillon made a motion to adjourn, second by

Roll call: Pillon -

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Ben Patterson - Acting Vice-Chair