

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

SEPTEMBER 18, 2025 – 7:00 PM

Zoning Commission members present/absent:

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

Zoning Inspector: Mike Berry, present

Members absent: Dick Williams, James Scott

Number of members of the public present:

1. Bruce Point, 13350 Grove Rd. NE Fairfield Beach

Approval of Minutes:

Chair Pillon presented the minutes from the July 17, 2025 Regular meeting were presented for approval. Chair Pillon asked for a motion to approve the minutes from July 17, 2025, Ben Patterson made a motion to approve, Greg Groves seconded the motion. Mr. Groves abstained from the vote because he was absent from the July meeting.

Roll call: Pillon – Yes, Patterson – Yes, Arbogast – Yes.

Motion passed with 3 yes votes.

OLD BUSINESS

Chair Pillon updated the Zoning Commission in regard to the proposed Model Zoning Resolution. Chair Pillon said there were questions if they wanted to keep the definition of “rural” the same. Chair Pillon said that we do want to keep the definitions the same to match in the previous zoning book. He said they had a problem with accessory structure definition that it does not include “dwelling”. Chair Pillon asked if the Zoning Commission wanted to include any “cannibas” use language in the zoning book. The zoning commission agreed that they need to address it through specific language in the book.

Zoning Inspector Mike Berry updated the Zoning Commission regarding Buckeye Lake Beach Park. He said that Ms. Bair remained in violation. He further stated that the township property maintenance inspector was taking Ms. Bair to court over the trash that remains on the property. Chair Pillon reminded the Zoning Commission that they gave Ms. Bair an extension until November for her PUD application as long as she remained in good standing with the health department. Mike said that the zoning commission can make a recommendation to the trustees, or Mike can send out a letter and have a formal hearing. He stated that the zoning commission has given her over a year and she remains in violation. Ben Patterson asked if she could make the northern part a camping area, and Mike said she has a campground license and is grandfathered into zoning on that portion.

Chair Pillon said that Ms. Bair should probably have presented the PUD in two phases for the zoning commission to consider. Mike said that the southern portion is what she has not addressed. There is trash, there are campers there and they have given her over a year to clean it up and bring it to compliance.

Chair Pillon said the zoning commission has not yet received the documentation that they have requested. Zoning Inspector Mike Berry said he will invite Ms. Bair to come to the October meeting and notify her at that time that the recommendation to the township trustees will be to deny her application for PUD. Mike said that he will be sending Ms. Bair a letter notifying her that she is in violation.

Chair Pillon said he doesn’t think they need to have a public hearing, that the zoning commission will send a letter and inform Ms. Bair that they plan to vote on the recommendation to the trustees. Mike said that it will need to be a public hearing on October 16, 2025.

NEW BUSINESS

Mike informed the zoning commission that he received word that there will be a 200-home subdivision being built across the road. He said that the tax base will be shared between the village and the township.

He said that Baltimore is in pre-annexation near the Dairy Queen, etc. at 256 and 37.

Adjournment: At 7:41 p.m., Chair Pillon made a motion to adjourn, second by Ben Patterson,

Motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Ben Patterson - Acting Vice-Chair