

WALNUT TOWNSHIP, FAIRFIELD COUNTY, OH - BOARD OF ZONING APPEALS (BZA)  
11420 Millersport Rd., Millersport, OH 43067  
**HEARING #25-35, #25-36, #25-37 and #25-38 MEETING MINUTES**  
**APRIL 24, 2025 – 7:10 PM**

**Board of Zoning Appeals members present/absent:**

Members present - Alex Fant, Martha Snavely, Mark Helms, Ken Rienscheld

**Zoning Inspector:** Mike Berry – present

**Members absent:** Ron Sharpe, Alternate Rick Singer

**List of members of the public present, from sign-in sheet:**

1. Dena Wahl, 3550 Blacklick-Eastern Rd NE
2. Ryan Peresta, 10294 Deep Cut Rd.
3. Rob Wiseman, 13700 Township Rd.

**Advertised Purpose of Hearing:**

**Chair administered the oath to all members addressing the Board of Zoning Appeals. Chair administered the oath to all members addressing the Board of Zoning Appeals. Swearing in of ALL members of the public that intend to speak by the Chair:** Chair stated. Any member of the public intending to speak or think they may want to speak during these proceedings shall rise to be sworn in. Please raise your right hand and repeat “*I state your name, agree to tell the truth the whole truth and nothing but the truth during these proceedings, so help me God*”.

**Information provided to the Board of Zoning Appeals prior to the proceedings:**

**Exhibit #25-35, 36, 37 & 38- A (1 pgs.)** - Zoning Application #25-35, 36, 37, & 38

**Exhibit #25- 35, 36, 37, & 38 – B – (2 pgs.)** - Applicant’s letter explaining request for conditional use

**Exhibit #25-35, 36, 37 & 38 – C – (1 pgs.)** - Conditional Use Application

**Exhibit #25-35, 36, 37, & 38– D– (4 pgs.)** - Architectural Drawings, Buildings 1, 2, 3 ,& 4

**Exhibit #25-35, 36, 37, & 38 - E - (1 pgs.)** - Letter from Property Owner to BZA

**Exhibit #25 – 35, 36, 37, & 38 – F - (1 pgs.)** - Approval Letter from ODOT

**Exhibit #25-35, 36, 37, & 38 – G (3 pgs.)** - Property Plan View

Chair Fant stated that these hearings will be concurrent because the exhibits presented are the same for all properties. Chair Fant asked who was here to speak tonight and the applicant Dena Wahl replied that she would be providing the power point presentation. Chair Fant thanked the applicant for her detailed applications with exhibits. Chair Fant advised the Board that they would be considering rural residential conditional use and commercial recreational use standards as referred to in the township Zoning Resolution.

Dena Wahl addressed the Board and stated that she has started a non-profit for dog training for veterans, a bed and breakfast to help fund the property as well as provide housing for the veterans while working with the service dogs. In addition, there will be horses to provide therapy. Chair Fant asked about the for-profit portion of the business, and she stated that she has a chef on board to provide catering, etc. She will also provide weekend retreats and activities for children. Chair Fant said that he is somewhat concerned that in the training of the animals, that one of the animals could get loose and cause harm. He further stated that since she is considerably set back from any other properties, this probably would not be a factor. Drainage factors were discussed and she has addressed that issue. Government services will not be affected, schools will not be impacted adversely.

Chair Fant and Zoning inspector Mike Berry advised Ms. Wahl that she will need to meet with the health department and the county regarding inspections for water, sewer, etc. before she can allow the public to participate. Mike Berry advised Ms. Wahl her first step was to make it through the township, then she needs to make it through the county.

Chair Fant said that as a board they are comfortable that all standards have been met. Chair Fant said that the standards are helpfully laid out in the Zoning Resolution. Reviewing Zoning Resolution 7.3(C), the Board needs to make sure that these standards are met for all 4 variances.

Looking at the standards in Zoning Resolution §11.6, Chair Fant stated that the proposed conditional use will be harmonious with the existing or intended character of the surrounding area and not adversely affect the public safety, health and welfare. Public health will not be affected, safety will not be affected because she will be far away from other lot lines., therefore she has met C1A.

After the review of the standards for C1B, found in Zoning Resolution §11.9, the proposed use will be adequately serviced by central facilities and services such as highway, fire, waters, sewers, schools. Police and fire protection have the same protection as other properties. Drainage, they addressed that by making sure that the animal waste is taken care of; water and sewer there are 2 new wells, so as long as the county approves the well, they are good.

Review of the standards for C1C, found in Zoning Resolution §11.20, Chair Fant found for the location and size of the conditional use, he thinks Ms. Wahl found the largest parcel available in the area and feels the size and location is ideal for her proposed business and the board appreciates that she isn't proposing this in the middle of Fairfield Beach or another congested area.

Finally, reviewing the standards for C1D in Zoning Resolution 11.22, -one side is all her land, so not impacted, as she is between 300 and 700 ft. away from other property lines.

Chair Fant advised the Board that they will vote individually for each Variance, using the general condition use standards found in Zoning Resolution 7.3(C):

Chair Fant asked for a Motion to Approve Conditional Use Variance Application #25-35, BUILDING #4, (requesting approval for the use of kennels for dog boarding, Zoning Resolution 11.16); with additional standard that if the facilities are expanded, sound proof on the building will be necessary; Martha Snavelly made a motion to approve with the additional standard, Mark Helms seconded the motion.

**Roll call: Fant, - Yes, - Helms, - Yes, - Snavelly – Yes, - Reinschield – Yes.**

**Applicant's proposed Variance Application #25-35 with 4 yes votes.**

Chair Fant asked for a Motion to Approve Conditional Use Variance Application #25-36, BUILDING #2, (commercial recreational use request, Zoning Resolution 11.19), adopting the sections referred to in the township Zoning Resolution, Martha Snavelly made a motion to approve, Mark Helms seconded the motion.

**Roll call: Fant, - Yes, Helms, - Yes, - Snavelly, - Yes, Rienschild, - Yes**

**Applicant's proposed Variance Application #25-36 passed with 4 votes**

Chair Fant asked for a Motion to Approve Conditional Use Variance Application #25-37, BUILDING #3, (riding lessons and stable use request, Zoning Resolution 11.20); Martha Snavelly made a motion to approve, Mark Helms seconded the motion.

**Roll call: Fant, - Yes, Helms, - Yes, Snavelly, - Yes, - Rienschild, - Yes**

**Applicant's proposed Variance Application #25-37 passed with 4 votes.**

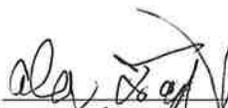
Chair Fant asked for a Motion to Approve Variance Application #25-38, BUILDING # 1, (bed and breakfast use request, Zoning Resolution 11.22); Martha Snavelly made a motion to approve, Mark Helms seconded the motion.

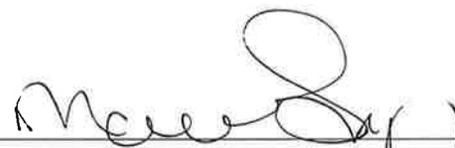
**Roll call: Fant, Yes - Helms, Yes - Snavelly, Yes - Rienschild, Yes**

**Applicant's proposed Variance Application #25-38 passed with 4 votes.**

**Adjournment:** At 8:30 p.m., Chair Fant asked for motion to adjourn, Martha Snavelly made a motion to adjourn, Ken Rienschield seconded the motion. The motion passed with 4 yes votes.

Minutes Recorded By: Patricia McLoughlin

  
Alex Fant – Chair

  
Martha Snavelly - Vice Chair