

RECORD OF PROCEEDINGS

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

11420 Millersport Rd., Millersport, OH 43067

REGULAR MEETING MINUTES

January 15, 2026 – 7:10 PM

Zoning Commission members present/absent:

Members present - Charles Pillon, Greg Groves, Ben Patterson, Dick Williams, Daria Arbogast, Alternate James Scott

Zoning Inspector: Mike Berry

Number of members of the public present: None

Approval of Minutes:

The minutes from the November 20, 2025 Regular Meeting were presented for approval. Chair Pillon asked that the approximate loss on zoning would be to the BZA and not to the zoning commission. The recording secretary made the necessary amendment. Chair Pillon made a motion to accept the minutes as amended, second offered by Greg Groves.

OLD BUSINESS

Mike informed the ZC that the Trustees changed Mike's title from Zoning Inspector to Zoning Administrator. He said that it had something to do with legal considerations. His title has changed but his duties have not.

Discussing definitions, Chair Pillon stated that he thought the ZC needed to define a corner lot setback vs. front, side and back setbacks.

Chair Pillon reviewed the proposed 2026 model zoning book. Chair Pillon said that the Villages of Thurston and Millersport adopted this model without changes.

Vice-Chair Dick Williams suggested to Chair Pillon that the ZC focus on one part of the zoning book at a time instead of jumping around. The recommendation was to begin with defining specific definitions. The ZC discussed and made changes to definitions in Chapter 2.

Chapter 3 and 4 will be the focus of the February meeting,

NEW BUSINESS

Mike stated that the fee structures for PUD, etc., has been increased. Mike is hoping that these increased fees will slow down the amount of variance applications. Mike already has 2 variance applications for January.

Mike Berry advised the ZC that the Trustees voted a pay increase from \$60.00 to \$70.00 per meeting in 2026.

Mike informed the ZC that there is a new trustee: Bob Slater, who replaced Terry Horn's position on the Trustee Board.

Adjournment: Chair Pillon asked for a motion to adjourn at 9:00 pm, second by Greg Groves.

Motion passed with 5 yes votes.

Minutes Recorded By: Patricia McLoughlin

Charles Pillon - Chair

Dick Williams – Vice-Chair