

Minutes from the December 18, 2017 Zoning Commission Meeting

ROLL CALL:

Thomas Wardell, Chair
William Burkett, Vice Chair
Glenn Banas
James Fischer
Richard Hertzfeld
Shelly Hayes, Alternate

* *Indicates absent*

OFFICIALS:

Zoning Inspector, Eric Gay*
Property Standards Officer, Bob Long

GUEST (S):

Brett Warner, Trustee Elect

Thomas Wardell called the meeting to order at 7:30 p.m., and those in attendance recited the Pledge of Allegiance.

AGENDA:

The agenda for the December 18, 2017 meeting was reviewed. **Glenn Banas** made a motion to approve the agenda with no additions or corrections. **Richard Hertzfeld** seconded.

Motion Carried.

MINUTES:

The minutes for the November 20, 2017 meeting were reviewed. **William Burkett** made a motion to approve the minutes. **Glenn Banas** seconded.

Motion Carried.

CORRESPONDENCE

None.

ZONING INSPECTORS REPORT

The Zoning Inspector was unable to attend but had spoken with **Mr. Wardell** that he did have some new permits issued. **Jennifer Bingham**, Zoning Secretary will make arrangements to pick-up the permits and payments.

PROPERTY STANDARDS OFFICER REPORT

Bob Long no calls or complaints received since the November meeting.

Mr. Long shared information he found in the Ohio Revised Code (ORC) Section 505.97 noxious weeds as follow-up to the discussion from the November meeting. **Mr. Long** also has reviewed the Ohio Township Association's (OTA) interpretation for townships on the matter. The State of Ohio has identified 21 noxious weeds in Ohio; however, there is no reference to

the number present before a property owner must address. **Mr. Long** advised that the letter the Township uses when a complaint is received is in keeping with the information he has found so far

James Fischer mentioned that past practice has been to use a complaint driven process to address overgrown properties.

Mr. Wardell mentioned that he had spoken with an individual from the Kitty Todd Preserve near Oak Openings. They are members of The Nature Conservancy and the organization does not have rules regarding creating native prairie lands. They do encourage a property owner to allow one-year of overgrowth to identify what native plants grow. They support the management and removal of noxious weeds. **Mr. Burkett** asked if they have a certification process or enrollment for those interested in growing prairies. **Mr. Wardell** mentioned they do not have a certification process, but have an enrollment, similar to membership. The individual **Mr. Wardell** spoke with was going to check with similar organizations to see if anyone is aware of any additional requirements or certifications.

ZONING RESOLUTION REVIEW

Before continuing its review of the Zoning Resolution, **Mr. Wardell** shared information on the Current Agricultural Use Valuation (CAUV) an incentive available to Ohio property owners of farmland. **Mr. Wardell** thought perhaps elements of the CAUV could be used to assist in the identification of agriculturally exempt property and uses within the Township. The members agreed more discussion would be needed before making a recommendation applicable to the Zoning Resolution.

The members continued their review of the Zoning Resolution beginning with section 9.21 and ending with at 9.29 in preparation for work to be completed on the reorganization of the Zoning Resolutions by John Widmer. Discussion of permitting Bed and Breakfast, Section 9.22 with regards to acreage requirements and whether or not the Township would want them to be permission in residential zoning in addition to the current agricultural zoning area. The members agreed to no changes to the section, however, **Shelly Hayes** will research information on the newer trend of AirBandBs and will present that information in January. Most of the changes identified in all sections were grammatical or typographical. With regards to Section 9.26.2.c **Mr. Hertzfeld** suggested the language be modified with regards to the total height of a wind turbine to include blades.

The members were asked to review section 10 for the meeting in January.

NEW BUSINESS

None

OLD BUSINESS

None.

COMMENTS

Brett Warner, trustee elect thanked the group for the work they are doing and indicated he may be the Trustee appointed to oversee Zoning, but will not know for certain until the Trustee's hold their organizational meeting after the first of the year.

Mr. Burkett asked if anyone had read the recent news story regarding comfort pets in regards to a property owner in Grand Rapids, Ohio who had goats for comfort pets? The keeping of such pets was a violation of zoning standards and the property owner was ordered by the court to remove the pets in order for the court to dismiss the violation. **Mr. Burkett** thought it was of particular interest in light of the work the members are doing in reviewing and making recommendations to modify the current Zoning Resolution.

ADJOURNMENT:

There be no further business, **Mr. Burkett** made a motion to adjourn. Seconded by **Mr. Fischer.**

Motion Carried.

Adjourned at 9:07 p.m.

Attest:/s/s Jennifer Bingham, Zoning Secretary

Thomas Wardell
William Burkett
Glenn Banas
James Fischer
Shelly Hayes

Original on file