



Zoning & Subdivision Committee

Tuesday, April 6, 2010

The Zoning and Subdivision Committee met in regular session on Tuesday, April 6, 2010, at 1:31 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Heather Martin, Bill Narducci, Jenny Snapp, and Don Walters. Guest attending the meeting was Jim Myer, Citizen from Perry Township. Absent member was Fereidoun Shokouhi.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the February 9, 2010, meeting was approved as follows: Don Walters made the first motion to approve the minutes as written and Andy Yoder made the second motion to approve the minutes as written. All in favor with Greg DeLong and Paul Hammersmith abstaining due to not attending that meeting.

1. Review of Perry Township (Logan County), Zoning Amendment – Staff Report by Jenny Snapp
 - Discussion was held regarding the current zoning and the reason for the original zoning in 1970 due to proximity to TRC. The current owner is applying for an Ag Easement from the Ohio Department of Agriculture to give up his development rights. Based on the property surrounding his parcel, especially the Nature Conservatory's 240 acres, the zoning would not be out of place.
 - Greg DeLong made the first motion to recommend approval of the Perry Township Zoning Amendment and Paul Hammersmith made the second motion to recommend approval of the Perry Township Zoning Amendment. All in favor.
2. Review of Mad River Township (Champaign County) Zoning Text Amendment – Staff Report by Jenny Snapp
 - Discussion over removal of fences around swimming pools
 - Scott - Maybe the townships misunderstood what the attorney was trying to say at the Ohio Township Association Conference.
 - Don – most homeowner's insurance policy requires a certain fence height and locking gate. The portable pools hold more than 24 inches so according to the RCO (Residential Code of Ohio); we had a problem with this, and our attorney felt that if we didn't adopt the language and the majority of other jurisdictions did adopt it, it would create more problems
 - Charles – what does the county want or is there anything in the county regulations?



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- Jenny – I spoke with Jene Gaver at Champaign County Building Regulations. They are only inspecting the electrical on pools, not the fence/gate.
 - Paul – I agree with Jenny that it becomes more negligent to remove it; the burden of maintenance falls onto the property owner to maintain it.
 - Andy – if a permit is required, the township will inspect once it has been set up and the township will sign off saying that the pool setup meets the requirements. The township then isn't held responsible for lack of maintenance.
 - M2 property
 - Charles – when a lot of these zonings started to be applied to the townships it was recommended that they designate certain areas M1, M2, etc. It was just a best guess 30 years ago. Now things have changed and development has changed.
 - Don – we have both M1 and M2 district, what I would like to see is do away with a M2 district and make it as an approved conditional use in the M1 district.
 - Paul Hammersmith made the first motion to approve the staff recommendation to recommend approval with the minor notations as addressed in the staff report and Charles Hall made the second motion to approve the staff recommendation to recommend approval with the minor notations as addressed in the staff report. All in favor.
3. Review of Jerome Township (Union County) Zoning Text Amendment – Staff Report by Wes Dodds
- Discussion was held regarding Jerome Townships membership dues. Emails have been exchanged with Jerome Township to discuss their intentions of paying the membership dues, or the membership rate. Clarification from the township was not received at the time of the meeting.
 - Scott – realistically what we've always intended is our recommendation for approval would only be made if staff suggestions are enacted, we don't ever spell it out that it's denied if the recommendations aren't followed.
 - Wes will follow up with Jerome to seek clarification on why specific dates were included, as there could still be pending PUD applications.
 - Paul Hammersmith made the first motion to approve the amendment subject to the staff comments with clarification of the date and Charles Hall made the second motion to approve the amendment subject to the staff comments with clarification of the date. Upon voting, Don Walters and Greg DeLong voted no because of non-payment and believing the application was incomplete, not necessarily in regards to the zoning amendment with the other members voting in favor.

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The Zoning and Subdivision Committee adjourned at 2:15 pm with Brad Bodenmiller making the first motion to adjourn and Greg DeLong making the second motion to adjourn.