

THORN TOWNSHIP ZONING COMMISSION SPECIAL MEETING MINUTES

Date: 4-11-2022

Meeting Type: Special Meeting

Meeting Location: Thorn Township Building, 13780 Zion Road, Thornville, Ohio

Board Members Present: Wayne Gniewkowski, Brad Blain, Jim Hay, Mark Huggins, Mary Alice Stidham (Alternate)

Zoning Department Members Present: Ed Corns, Zoning Inspector, and Deborah Morgan, Zoning Secretary

Thorn Township Consulting Representatives Present: Gary Smith, G2 Planning, Brian Coughlin, V3 Engineering, Pete Griggs, Brosious, Johnson, & Griggs

Guests Present: Jennifer McKenna, DJ Falcoski, Bob Coleman, Chuck Daley, Bret Jimison, Sebastian Teas, David Sander, Chip McNeer

Chairperson Wayne Gniewkowski called the Zoning Special Meeting to order at 6:30 p.m. Pledge of Allegiance was recited and roll call was taken. All members were present except for Mark Becker.

Chairperson Gniewkowski announced that this meeting was being held to discuss more information on the PRD Application "The Nest at Buckeye Lake". Chairperson Gniewkowski introduced DJ Falcoski, representing the applicant. Mr. Falcoski addressed the board stating that his team has been working on the issues that were brought up at the last meeting and which was pointed out in Gary Smith's report. Mr. Falcoski stated the following items have been addressed:

- Flood plain fill plan submitted, to direct storm water and move all structures out of the flood zone
- Jurisdictional definement, delineates all wetland areas
- Boundary survey completed in relation to property lines for Honey Creek
- Research on what can be done for run off, flooding, etc.
- Community mailboxes added
- Traffic study completed
- Signage plan
- Removed the 5.1 peninsula design
- Increased greenspace by 31.5%

Mr. Falcoski wanted to know if the board has any new information on the sewer tap issue. Inspector Corns informed all present that the Village of Thornville Administrator contacted him, stating that they had no available sewer taps. Discussion was held on the information received from Thornville's Administrator. Attorney Griggs stated that the Township Zoning code does not allow approval if sewer is not available. Inspector Corns reported that he spoke with Perry County Commissioner Ben Carpenter and Mr. Carpenter stated some options they are looking at for future sewer availability. Continued discussion was held on the status of the current PRD application and how the lack of sewer taps will determine how this moves forward. Inspector Corns stated that due to the lack of sewer taps he would have to recommend to the zoning board to deny the application.

Gary Smith, consultant for the Township, stated that a few things needed to be cleaned up in the revised application but that things are not that far apart. Mr. Smith stated that he would be willing to sit down with Mr. Falcoski to help clean up those few things after they can get something worked out for the sewer taps. Brian Coughlan, V3 Engineering, stated that he felt they had a great team assembled and that they are not that far apart on ironing out the loose ends on the current PRD application, pending a resolution on the sewer tap issue.

Discussion was held on the option for Mr. Falcoski to withdraw his application due to the statement from the Thornville Village Administrator concerning the lack of and unavailability of sewer taps for the prospective development. After this discussion Mr. Falcoski officially withdrew his PRD Application for "The Nest at Buckeye Lake"

After no further business the meeting was adjourned at 7:04 p.m.

Respectfully Submitted: Deborah Morgan