

THORN TOWNSHIP ZONING COMMISSION

Zoning Members Present: Rick McCance
Joe Blaine
Tim Mohler
Ed Corns, Zoning Inspector
Deborah Morgan, Zoning Secretary

Guests Present: Kurt Grindley
Dave Lyle
Soup Dornon

Meeting: Date: 04/14/2014
Time: 6:00 p.m.
Location: Thorn Township Building

The Thorn Township Zoning Commission's April 2014 regular meeting was called to order by Joe Blaine, by saying the Pledge of Allegiance to the American Flag. Roll call was taken and all members were present except for Joe Shafer. Rick McCance made a motion to accept and approve the minutes from the March 2014 meeting as presented. Tim Mohler seconded the motion, the motion passed by unanimous vote of members present.

Proposed PUD Discussion

The proposed PUD language was reviewed by members and a motion was made by Rick McCance to start the process of moving this proposal language forward to the Trustees, Tim Mohler seconded the motion. After a brief discussion was held, the motion passed by a unanimous vote of all members present.

Open Items of Discussion

Rick McCance stated that he has had a lot of verbal complaints from Township residents concerning the conditions of properties located within the Township. Types of complaints were things such as junk cars. The complaint process was discussed.

Zoning Inspector Report

Inspector Ed Corns presented a report showing the permits issued in the month of April 2014, which are as follows: Boat dock at 14908 Twp. Rd 403, new build at 15065 Twp. Rd 412, accessory building at 15065 Twp. Rd 412, boat dock at 15065 Twp. Rd 412, boat docks (6) at 11300 Honeycreek Rd (Fireman's Park), and a porch at 11300 Honeycreek Rd (Fireman's Park).

Inspector Corns presented a proposed zoning resolution change concerning the side-yard setback requirements in Lake Residential. Zoning language dealing with this subject from other townships was also distributed for comparisons. The proposed change is from the current 20 feet setback requirements to 5 feet setback requirements in Lake Residential only. Discussion was held on this issue. After discussion Rick McCance made a motion to accept this proposal and move forward with this change, Tim Mohler seconded this motion. After a brief discussion this motion passed by a unanimous vote of members present.

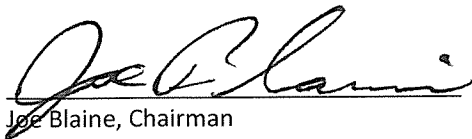
Inspector Corns also presented members with some documentation and recommendations on fences. Inspector Corns stated that this is something that does need immediate consideration but will need to be discussed at some point.

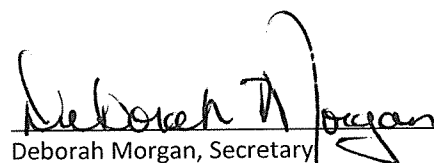
The inspector also explained a situation with three (3) lots on Twp. Road 493 in which he has been working with the owner on, concerning combining these lots. Guest Soup Dornon suggested that this homeowner contact the County Engineers Office for further direction.

Rick McCance made a motion to schedule a public hearing on the proposed PUD language and the side-yard setback change for Lake Residential, Tim Mohler seconded the motion. The motion was passed by unanimous vote of members present. The public hearing for these proposed changes will be held on the next regular monthly zoning meeting, May 12, 2014 at 6:00 p.m. with the regular monthly meeting to following directly after.

Agenda items for the next regular meeting will be discussion of the public hearing results and discussion on fences.

After no further business the meeting was adjourned by Joe Blaine at 6:50 p.m.


Joe Blaine, Chairman


Deborah Morgan, Secretary