

THORN TOWNSHIP ZONING COMMISSION

Zoning Members Present Via Zoom:	Brad Blain	Guests Present:	Joe Fitch
	Jim Hay		Pete Griggs
	Wayne Gniewkowski		Regina Moliff
	Mark Huggins		Mike Fry
	Mark Becker – Alternate		Tim McGrath
	Ed Corns – Zoning Inspector		The Johnstones
	Deborah Morgan, Zoning Secretary		Bob Coleman

Meeting: Date: 02/08/2021
Time: 6:00 p.m.
Location: Meeting Held Via Zoom

District Change Public Hearing

The Thorn Township Zoning Commission District Change Public Hearing was called to order by Co-Chairperson Wayne Gniewkowski at 6:00 p.m. Roll call was taken and all members were present except for Joe Blaine. Co-Chair Gniewkowski announced the reason for the District Change Public Hearing; F&F Holdings submitted a District Change application from Northwest Residential to Special Use. Representatives Joe Fitch and Mike Fry spoke about their goal to open up a Mariana and reviewed the proposed phases. The complete application was displayed for all attendees to view.

The following issues were discussed regarding the District Change Application: Number of docks, how many parking spaces, paving of the parking lot, if it will be gated, fuel tank on the premise, and sanitary facilities. Thorn Township Zoning Attorney Pete Griggs stated that the current zoning and comprehensive plan requires any special use district present a development plan. Mr. Griggs stated that what has been submitted so far is not a development plan. The special use section of the Thorn Township Zoning Resolution was displayed for all to view. The development plan was further discussed as to what the applicants would need for their plan.

Visitor Regina Moliff voiced concerns on the possible traffic concerns for vehicles traveling in that area as well as boat traffic. The representatives from F&F Holding's stated that they want to be good neighbors and improve the area and would listen and work with the residents.

Attorney Tim McGrath, who is representing the Johnstone's who own a neighboring property, addressed the board. Mr. McGrath stated that the current Thorn Township Comprehensive Plan shows that this property is in the Northwest Residential District and not mixed use and would like the board to stick with the plan and keep it residential. F & F Holding's representatives Mike Fry and Joe Fitch stated that they feel they have already improved the property and would be open to sitting down and talking with the neighboring property owners.

Discussion was held on the issue of the applicants coming back with a development plan for the board to review. It was stated that the applicants would do that and would present a development plan.

After no further discussion the Public Hearing was closed at 6:52 p.m.

February 2021 Regular monthly Meeting

The Minutes of the January 2021 regular Zoning Commission Meeting were reviewed. Jim Hay moved to approve the minutes as presented, Mark Huggins seconded the motion. Roll call was taken and the motion passed by a vote of all members present.

District Change Public Hearing Discussion

Brief discussion was held on the public hearing and it was decided that tabling this issue, to allow the applicant an opportunity to provide a development plan, would be best. Brad Blain moved to table the District Change Application until a development plan would be provided, Jim Hay seconded the motion. After no further discussion the motion passed by a unanimous vote of all members present.

JBH Buckeye Lake Development PRD Discussion

There were no updates at this time, the Township Trustees will be holding a presentation on this subject which would provide further details then.

Open Items for Discussion

The permit process for boat docks and RV/Camper regulations were briefly discussed, along with property maintenance language and obtaining the ability to accept credit cards for zoning permits, zoning application fees, etc.

Zoning Inspector Report

2020 Zoning Year in Review:

Zoning Inspector Ed Corns reported that in 2020 there were 100 permits broken down as follows:

- 20 New builds
- 7 Room additions/remodels
- 23 Accessory Use
- 3 Boat docks
- 7 Pools
- 17 Decks
- 3 Commercial
- 2 Signs
- 16 Lot splits
- 2 Agriculture uses

Inspector Corns reported that in 2020 there were five (5) written complaints filed with his office, four (4) have been resolved and one (1) is currently pending. Inspector Corns also reported that in 2020 the total amount in permits/applications collected for zoning was \$52,805 (this number includes three pending permits). That number is a large increase from 2019 as stated by the Zoning Inspector who gave the following numbers for 2020 and previous years for total revenue from Zoning.

- 2020 - \$52,805
- 2019 - \$26,819
- 2018 - \$28,287
- 2017 - \$22,002
- 2016 - \$17,430
- 2014 - \$17,051

Inspector Corns also reported that he worked a total of 439 hours in 2020 and drove over 1000 miles in the Township in 2020.

Inspector Corns reported the following permits for January of 2021:

- New build on Twp. 500
- Accessory building on Ridenour Road
- Room addition on Twp. Rd. 1071
- Lot Split on St. R. 188
- Screen porch & deck addition
- Pole barn on Lonesome Road
- District Change Application
- 1 pending variance for new build on Twp. Rd. 493

The Zoning Board thank the Zoning Inspector for his thorough report and after no further business the meeting was adjourned at 7:18 p.m.

Minutes approved: 03/8/2021

Deborah Morgan, Zoning Secretary