

## THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 1-9-2023

Meeting Type: Organizational/Public Hearing/Regular

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

**Board Members Present:** Jim Hay, Mark Huggins, Brad Blain, Wayne Gniewkowski, Mark Becker, Alternate Mary Alice Stidham, and Alternate Sandy Davis

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

**Guests Present:** Ryan & Lesa Frizzel, Harold Yontz, Todd Brune, Ashley Moore, Clay Lattimer, 2 other guests whose names were not legible on guest list

### 2023 Organizational Meeting

#### Nominations for 2023 Zoning Commission Chairperson

Mark Becker nominated Wayne Gniewkowski as the 2023 Zoning Commission Chairperson, Jim Hay seconded the nomination. By a voice vote of regular members present, Mr. Gniewkowski was elected 2023 Zoning Commission Chairperson.

#### Nominations for 2023 Zoning Commission Co-Chairperson

Mark Becker nominated Brad Blain as the 2023 Zoning Commission Co-Chairperson, Jim Hay seconded the nomination. By a voice vote of regular members present, Mr. Blain was elected 2023 Zoning Commission Co-Chairperson

#### Monthly Meeting Date & Time

Brad Blain moved to keep the monthly zoning commission meetings on the second Monday of each month at 6:30 p.m., Mark Becker seconded the motion. By a voice vote of regular members present, the motion passed.

A motion was made to adjourn the 2023 Organizational Meeting. The meeting was adjourned at 6:33 p.m.

#### Public Hearing – District Change Application

Chairperson Gniewkowski opened the public hearing at 6:34 p.m. Mr. Gniewkowski introduced the public hearing topic as a district change application for parcel numbers 370022260000 & 370022230000. Property Owner Ashley Moore introduced herself and addressed the Board and guests on their request to have the property rezoned from Rural Business to Special Use to be able to build and operate a campground. Ms. Moore stated that this will be for RV's only, no tents and no buildings. It will have nice landscaping to block any views for the neighboring properties. It will have asphalt paver pads and will be kept nice and clean. The owners stated that not everyone likes change but change is coming and they are looking to promote local businesses in the area. It is a way for people to come in and spread their wealth and move on. It will be an organized, well run RV community. No new sewer/water taps will be needed for the project. There will be quiet hours from 11:00 pm to 7:00 am. Pets will be leashed and there will be limits of how many. There will be no permanent spots and only daily rates. There will be screening on the East side, with some fencing and shrubbery.

Zoning Inspector Ed Corns wanted to know the status on closing the alley, that is located on the property. Ms. Moore stated that she will be needing to get about ten (10) more signatures on her form to have the alley closed. Zoning member Brad Blain wanted to know if there was going to be a check-in building. The owners stated that their will be a QR code station, therefore, there will not be any permanent structures, except for the trash bin area, which will be enclosed.

Guest Harold Yontz had questions on how many units there would be. The owners stated that there will be six (6) on the East side and six (6) on the West. There will be sewer and electric at each site.

Zoning member Brad Blain wanted to know what the estimated start time of this project is. The owners stated that it will be approximately this Spring, if their request to re-zone is approved.

Property Owner Ashley Moore stated that they would like to restore the Lilly Pad Park, this would be a goal of hers as it needs improvement and updating.

Guest Clay Lattimer stated that he feels it is great for the neighborhood and is in support of the proposed plan.

With no further discussion a motion was made by Brad Blain to close the public hearing, Mark Becker seconded the motion. The motion passed by a voice vote of members present. The public hearing was closed at 6:55 p.m.

### **Regular Monthly Meeting- January 2023**

Chairperson Gniewkowski opened the January 2023 regular meeting at 6:56 p.m. All zoning members and alternates were present.

The minutes of the December, 2022 regular meeting were reviewed. Jim Hay moved to approve the minutes as presented, Mark Becker seconded the motion. The motion passed by a yes vote of all regular members present.

### **Open Items for Discussion**

Zoning member Brad Blain moved to approve and send the District Change Application for parcels 370022260000 & 370022230000, changing the zoning from Rural Business to Special Use, to the Thorn Township Trustees for their review and public hearing, Mark Becker seconded the motion. By a yes vote of all regular members present, the motion passed. The zoning secretary will draft a recommendation letter to the Trustees informing them that this district change application was approved and recommended by the Thorn Township Zoning Commission.

### **Zoning Inspector Report**

Zoning Inspector Ed Corns reported that there were 96 permits for 2022. The PRD "The Nest at Buckeye Lake" will be holding an open house for neighboring residents, the date is January 26<sup>th</sup> from 6:30 pm to 8:30 pm. The continuation of the meeting for the PRD will be at the February 13<sup>th</sup> regular meeting.

Zoning Inspector Corns reported the following recent permits:

- Accessory building on Honey Creek Road
- Lot Split on High Point Road
- Lot Split on Twp. Rd. 37
- Lot Split on Twp. Rd. 37
- New Build on Twp. Rd. 412

### **Visitor Comments**

None

### **Zoning Commission Member Comments/Questions**

None

### **Agenda for next Monthly Zoning Meeting**

PRD "The Nest at Buckeye Lake"

Open Items for discussion

After no further business the meeting was adjourned at 7:02 p.m.

***Respectfully submitted:***

***Deborah Morgan, Zoning Secretary***