

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 6-13-22

Meeting Type: Regular Monthly Meeting

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

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

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

Guests Present: Jenny LaRue

The June 13, 2022 regular monthly meeting of the Thorn Township Zoning Commission was called to order at 6:30 p.m. by Co-Chair Brad Blain, in the absence of Chairperson Wayne Gniewkowski. Roll call was taken and the following were present: Brad Blain, Jim Hay, Mark Huggins, Mark Becker, and Alternate Mary Alice Stidham. Absent were: Wayne Gniewkowski

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

The Minutes of the April 11, 2022 Special meeting were reviewed. Jim Hay moved to accept the meeting minutes as presented, Mark Becker seconded the motion. The motion passed by a yes voice vote of all members present.

Creating Healthy Communities Coordinator Jenny LaRue

Ms. LaRue from the Perry County Health Department addressed the zoning board to promote a walking/biking trail in Thorn Township. Ms. LaRue presented a proposed map showing her recommendation of a location for the path. Her recommendation also included that when the Thorn Township Zoning Board review their current land use plan they move to add the language supporting the addition of a walking/bike trail in Thorn Township. Discussion was held on the current designated bike path, located on Honeycreek Road. The discussion included the issue of that road being too dangerous, due to the amount of traffic and the speeds in which the vehicles travel. After discussion Ms. LaRue thanked the board for the time to speak to the board concerning the promotion of a waling/bike trail in the area.

Open Items for Discussion

None

Zoning Inspector Report

Zoning Inspector Ed Corns reported on a proposed development on State Rt. 13, Mossy Oak Properties. The current idea is to put in 20 lots ranging form 4 acres to 26 acres. Inspector Corns stated that at this point in the discussion of the proposed development, all current Township Zoning Regulations have been followed.

Inspector Corns reported that there has been discussion that the developer who had previously submitted a PRD application for the proposed development "The Nest at Buckeye Lake" will be re-submitting a PRD application. Inspector Corns stated that there have been meetings with the developer and the developer's team to address the concerns that were discussed during previous public hearings on the proposed plans and those concerns have been addressed. Mark Huggins questioned the previous issue of the lack of sewer taps that the Village of Thornville was able to provide, according to the Village of Thornville's Administrator. Inspector Corns stated that he was told that something had been worked out between the Village of Thornville and the proposed developer regarding the sewer tap issue, as the proposed development would build in phases. Brad Blain questioned if there would be any issues for the Township for future sewer taps, due to the email previously received by the Village of Thornville's Administrator, which stated there were no more sewer taps available. Inspector Corns stated that according to a recent email that was received from the Village of Thornville, there are no concerns for the future of taps available for the Township.

Inspector Corns reported the following recent permit activity

- Room addition on Township Rd. 403
- New build on High Point Rd.
- New build on Ridenour Rd.
- Accessory building on Twp. Rd. 85
- Above ground pool on Zion Rd.
- Ag-Exempt on Twp. Rd. 412

- Uncovered deck on Point Beautiful Rd.
- Detached garage on Beech Tree Ct.

Visitor Comments

None

Zoning Commission Member Comments/Questions

None

Agenda for next Monthly Zoning Meeting

Open Items for Discussion

After no further business the meeting was adjourned at 6:57 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary