

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 6-12-23

Meeting Type: Regular

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

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

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

Guests Present: None

Chairperson Gniewkowski opened the June 2023 regular meeting at 6:30 p.m. Roll call was taken and the following members were present: Brad Blain, Jim Hay, Mark Becker, Wayne Gniewkowski, Alternate Mary Alice Stidham, and Alternate Sandy Davis. Mark Huggins was absent

The minutes of the May, 2023 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

None

Zoning Inspector Report

Zoning Inspector Ed Corns introduced information on solar farms to the board. This information was provided by our attorney and they recommended that the board review it so that this subject can be considered as an addition to the zoning regulations.

Inspector Corns reported that he has been contacted by individuals interested in solar panel farms.

Discussion was held, it was decided that the board would review the provided information and a special meeting would be held to discuss this issue. Jim Hay moved to set a special meeting for discussion of alternative sources of energy (solar panel farms, etc.) on July 24, 2023 at 6:30 p.m. Mark Becker seconded the motion and by a voice vote of regular members present the motion passed unanimously.

Discussion was held on the next regular meeting in July (July 10th). Since the majority of members were out of town on that date it was decided to cancel that meeting. Jim Hay moved to cancel the July regular meeting (July 10th) and Mark Becker seconded the motion. By a voice vote of regular members present the motion passed unanimously.

Discussion was held on scheduling a public hearing for the subject of proposed zoning regulations on alternative energy sources, (solar panels, etc.), in follow up of the special meeting that is scheduled for this issue. Brad Blain moved to schedule a public hearing for August 14, 2023 at 6:30 p.m. Jim Hay seconded the motion and by a voice vote of regular members present the motion passed unanimously. The regular monthly zoning meeting for August will immediately follow the public hearing on August 14, 2023.

Inspector Corns updated that board on the resident on Blackbird Lane who had previously voiced interest in building a campground, however, the resident has changed their mind and is now interested in building storage units. At this time, no permit requests or other has been presented.

The following zoning permits were reported:

In ground pool on New Salem Road

Accessory building on St. Rt. 204 West

Visitor Comments

None

Zoning Commission Member Comments/Questions

Alternate Sandy Davis wanted to know if she could get an updated hard copy of the zoning regulations. Since the zoning attorney is working on a complete update of the zoning regulations, once they are approved, copies will be printed and distributed to all board members and also placed on the Township's website. Mrs. Davis also questioned the subject of digging in a boat slip. Sandy was told by a neighbor that he couldn't dig in for a boat slip. Inspector Corns stated that digging in the boat slip is the requirement, with 8 feet setbacks on each side. Therefore, the information from Mrs. Davis' neighbor was incorrect. Mrs. Davis questioned rules on traffic in canals and questions on air bnb's. It was reported that traffic on the canal is an ODNR question and a brief discussion was held on air bnb's, it was stated that there will be language in the zoning update addressing that subject.

Agenda for next Monthly Zoning Meeting

Public Hearing on alternative energy sources (solar panel farms, etc.), and Open Items for Discussion

After no further business the meeting was adjourned at 7:00 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary