

THORN TOWNSHIP ZONING COMMISSION

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| Zoning Members Present Via Zoom: | Brad Blain Jim Hay Wayne Gniewkowski Mark Huggins Mark Becker Ed Corns – Zoning Inspector Deborah Morgan, Zoning Secretary | Guests Present: | Joe Fitch Pete Griggs Chip McNeer Mark Fry Tim McGrath The Johnstones Bob Coleman Tom Jenkins Vicky May Mark Bernhard Susan Bernhard Ryan Bernhard Mary Alice Stidham Paul White Robert Loughry |
| Meeting: | Date: 03/08/2021 Time: 6:00 p.m. Location: Meeting Held Via Zoom | | |

2021 Zoning Commission Organizational Meeting

Wayne Gniewkowski, 2020 Co-Chair, filling in for 2020 Chair Joe Blaine opened the organizational meeting. Roll call was taken and the following members were present: Mark Huggins, Jim Hay, Brad Blain, Wayne Gniewkowski, and Mark Becker. Mr. Gniewkowski stated for the record that 2020 Chair Joe Blaine had stated that he had resigned and a letter of resignation was requested, to date no communication has been received from Mr. Blaine, therefore, the Zoning Commission will move forward and the lack of communication from Mr. Blaine will reflect his formal resignation.

Nominations were opened for the 2021 Zoning Commission Chair. Jim Hay nominated Brad Blain as the 2021 Zoning Commission Chair, Mark Huggins seconded the nomination. Brad Blain stated that he would do it but was concerned about his ability to be able to give the position the amount of time needed due to his job obligations. Wayne Gniewkowski stated that he would be willing to fill the position if Brad would rather take the Co-Chair position. After a brief discussion Mr. Jim Hay withdrew his nomination of Mr. Blain as the 2021 Zoning Commission Chair. Brad Blain nominated Wayne Gniewkowski as the 2021 Zoning Commission Chairperson, Jim Hay seconded the nomination. The nomination was approved by a unanimous vote of all members present. Wayne Gniewkowski nominated Brad Blain as the 2021 Zoning Commission Co-Chairperson, Jim Hay seconded the nomination. The nomination was approved by a unanimous vote of all members present.

Brad Blain moved to keep the 2021 Zoning Commission meetings on the 2nd Monday of each month and change the time to 6:30 p.m., Mark Huggins seconded the motion. The motion passed by a voice vote of all members present.

The 2021 Zoning Commission Organizational Meeting concluded at 6:09 p.m.

District Change Public Hearing

The Thorn Township Zoning Commission District Change Public Hearing was called to order by Chairperson Wayne Gniewkowski at 6:10 p.m. Roll call was taken and all members were present. Chairperson Gniewkowski announced the reason for the District Change Public Hearing; F&F Holdings submitted a District Change application previously and was requested to submit a development plan. The development plan was submitted and this hearing is being held to review that submitted document.

Joe Fitch from F&F Holdings briefly went over the development plan with the board. The development plan was displayed for all to view. Mike Fry from F&F Holdings stated that he feels its within the view for the Township. Mr. Fry wanted to know if anyone who may not think it is in line with the view of the Township could they address them and ask any questions that they may have. Mr. Fry and Mr. Fitch explained the different phases mentioned in the development plan and a brief discussion was held. Board member Brad Blain wanted to know if the proposed RV's are year-round or seasonal. It was stated by Mr. Fitch and Mr. Fry that the RV's/Campers are to be removed when boats are to be removed. They stated that the time frame is April 1st to November 1st, therefore, all boats, RV's/campers are to be removed by November 1st. The question of HOA's/rules for the boats and slips along with rules for things such as conduct, time in the evening to be quiet, dogs on leashes, etc., was raised. Mr. Fry & Mr. Fitch stated that there would be those rules in place.

Township Zoning Attorney Peter Griggs wanted to know if F&F Holdings made contact with the neighbors to discuss their issues. It was stated that they had made contact and a discussion took place.

Tim McGrath, attorney for the Johnstones who are adjoining neighbors to the project, stated that the Johnstones were concerned for their property and are somewhat unsettled as the Townships Comprehensive Plan calls for the area to be residential and the

current proposed plan is getting aware from that. Mr. McGrath stated that Special Use District would allow for these projects but the current Comprehensive Plan does not recommend this in that area and it is not compatible with other residential areas. Other areas of discussion were setbacks in Special Use Districts, the visible appeal of the project, and locations of buildings. Mr. McGrath stated that since Phase 1 is already ongoing he would like to see something that would take a positive step for the Johnstones to isolate them from the project.

Other areas of discussion were current permission from ODNR to rent docks, what the actual address will be, and has there been a driveway permit issued. It was reported that the owners have received permission from ODNR to rent the docks, the County Engineer has been contacted and the address will be 9576 Twp. Rd. 79 and the drive way permit has been approved. Mr. Fry stated that they will forward the email with the approval of the driveway to the Zoning Inspector.

Discussion was held on the current zoning of the property, Mr. Fry stated that the Perry County Auditor shows it as Commercial. Attorney Griggs stated that there is a difference between the Auditor and how they have it listed for taxing purpose and from how the Township has it zoned. Discussion was held concerning when the Township changed the area to Northwest Residential. Mr. Fry stated they were sold a piece of property that is commercial. Attorney Griggs stated that it is not the Township's or Township Attorney's responsibility to research the zoning of a property, it is the responsibility of the purchaser. After further discussion it was decided to continue this hearing for more information to be reviewed and to confirm the exact zoning classification this property is in. Further discussion was held. Angela Fry stated that she is frustrated with the push back she is feeling from the Zoning Board. Chairperson Wayne Gniewkowski stated that there is not any push back from the Zoning Commission, all the Zoning Commission is doing is making sure that zoning rules are being followed.

Mark Huggins moved to continue this hearing to March 22, 2021 at 6:30 p.m., Jim Hay seconded that motion. The motion passed by a yes vote of all members present.

March 2021 Regular monthly Meeting

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

District Change Public Hearing Discussion

Brief discussion was held on the previous public hearing, it was stated that it is important to make sure what the current zoning is and make sure that is clarified. Brad Blain stated that he feels that this project is beneficial to the Township. Jim Hay stated that he agrees and that the consensus of the public he has spoken with feels its ok. Attorney Peter Griggs discussed the issues that will need clarified with the Board.

Open Items for Discussion

There were no open items for discussion.

Zoning Inspector Report

Zoning Inspector Ed Corns reported the following permits for February 2021.

- Covered boat dock on Twp. Rd. 403
- Pool on McMurray Way
- Room addition on Canoe Lane
- New build on Shoreline Drive

Visitor Comments

There were no visitor comments

After no further business the meeting was adjourned at 7:20 p.m.