

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 10-9-23

Meeting Type: Regular Meeting

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

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

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

Guests Present: None

Regular Zoning Monthly Meeting:

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

The minutes of the September, 2023 regular meeting were reviewed. One correction was noted in the minutes. Brad Blain moved to approve the minutes, noting the one correction, Mary Alice Stidham seconded the motion. The motion passed by a yes vote of all members present except for Wayne Gniewkowski who abstained.

Proposed Zoning Regulations for Wind Turbine/Wind Energy

The draft regulations were presented for review. Discussion was held on the need to have fencing required. Lighting requirements were also discussed. After discussion it was decided that language stating that security fencing that is at least six (6) feet in height and affixed with an operable lock shall be provided to prevent uncontrolled access to the turbine site. The addition of the tower shall not be lighted except to assure safety or as required by the FAA was also added. After no further discussion Mark Becker moved to set a public hearing on the draft wind turbine language for 12-11-23 at 6:30 p.m., Brad Blain seconded the motion. The motion passed by a yes vote of all members present.

Open Items for Discussion

None

Zoning Inspector Report

Inspector Corns reported the following recent permits:

- New build on Finta Way
- New build on Honey Creek Road
- Remodel on Twp. Rd. 403

Visitor Comments

None

Zoning Commission Member Comments/Questions

Discussion was held on the recent District Change Application for the property located on Blackbird Lane. Mr. Stan Knox had applied to have a camp ground. The application was to request the zoning be changed from Rural Business to Special Use. At the public hearing for this application, the subject was tabled in order for Mr. Knox to produce proof of water and sewer availability in writing to the board. Mr. Knox did provide a letter from the Village of Thornville's Administrator, Traci Sturgill, providing the requested information. After a brief discussion Brad Blain moved to forward this District Change request to the Thorn Township Trustees with the Planning and Zoning Boards recommendation for approval. Mark Huggins seconded the motion, the motion passed by a yes vote of all members present.

Agenda for next Monthly Zoning Meeting

Open Items for Discussion

After no further business the meeting was adjourned at 6:52 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary