

THORN TOWNSHIP ZONING COMMISSION

Zoning Members Present:	Mark Huggins	Guests Present:	Nancy Ginn
	Ronald Bonnette		Ron Winegardner
	Brad Blaine		Janie Winegardner
	Ed Corns, Zoning Inspector		Dan Snider
	Deborah Morgan, Zoning Secretary		Cindy Snyder
			Bob Coleman
Meeting:	Date: 09/10/2018		Jeff Zemolong
	Time: 6:00 p.m.		Thomas Tower
	Location: Thorn Township Building		Don Waller

The Thorn Township Zoning Commission meeting was called to order by Mark Huggins, filling in for Chairman Joe Blain, at 6:00 p.m. with all members present except Wayne Gniewkowski and Joe Blain.

Public Hearing – District Change

Public Hearing for the District Change application from the Ginn family for property located at the corner of State Route 13 and State Route 204 and the Circle K in Thorn Township began at 6:00 p.m. Mrs. Nancy Ginn addressed the Board and guests concerning the reasons for this application. She stated that their father recently passed and the family would like to sell the property so they have requested the zoning change. Mrs. Ginn also stated that this change would be in line with the current comprehensive plan that the Township recently developed. Zoning Inspector Ed Corns stated that it would be his recommendation to move this application on to the Trustees for the next step in the process; it is in line with the comprehensive plan, which was stated by Mrs. Ginn. After discussion, the Zoning Board stated that since there was no objections by residents who have attended this public hearing and since it is in line with the comprehensive plan for the Township, they would seek a motion to move this on to the Trustees. Ron Bonnette moved to pass this district change application on to the Trustees for them to set a public hearing and move forward, Brad Blaine seconded the motion. After no further discussion the motion passed by a unanimous vote of members present.

The Zoning Secretary will prepare a letter informing the Trustees of the outcome of this public hearing and have it to them in time for the Trustees next regular meeting.

Regular Zoning Meeting

The August 2018 regular Zoning Commission Meeting Minutes were distributed, after review Ron Bonnette noted a correction to the minutes. The correction was noted; a motion was made to accept the minutes as corrected by Ron Bonnette and seconded by Brad Blaine. The motion passed by unanimous vote of members present.

Discussion began on prospective fence regulations for the Thorn Township Zoning Resolution. Mark Huggins stated that Mr. Bonnette's statement of his objections to fence regulations had valuable points; however, they would have to agree to disagree. Mr. Huggins stated that typically in lake areas, views are important to people. Ron Bonnette wanted to know why someone's desire for a view would override someone else's point of view. Brad Blaine wanted to know if fence regulations are put in place to protect views then what about someone who replaces the fence with shrubbery then you replaced the fence that blocked the view with a live fence, which would still block the view. Zoning Inspector Ed Corns stated that no one is against fences, what they have stated is that they would just like some guidelines for such fencing. Ron Bonnette stated that the Township already has easements and right-of-ways so no regulations would be needed. Ron Bonnette went over his objections again and distributed an "Appeal to Common Sense Fallacy" Discussion was held. Trustee Bob Coleman stated that the board should look at what ODOT is doing in regards to fence regulations. Township resident Don Waller wanted to know why this is even being discussed, why would the Township want to tell residents they cannot put up a fence. Discussion was held on safety issues on possible improper placements of fencing. Township Resident Jeff Zemalong stated that he does not want to see another thing put in place that needs enforcing and would compound problems. Views of the lake can be blocked by other things, not just fencing, such as heights of houses. Ron Bonnette stated that he is ok with what the State says for safety, health, and welfare but to have people saying they do not want fencing for views then no! After further discussion, it was decided that this topic would continue at the next meeting when a full board would be present.

Zoning Inspector Ed Corns reported the following permits: Remodel on Twp. Rd. 1062, Inground Pool & dock on Twp. Rd. 412, Deck & Dock on Honey Creek Road, Accessory Building on St. Rt. 204, Inground pool on Zion Road, and one lot split.

The agenda for the next regular zoning meeting will be: Fence regulation discussion and open items for discussion. After no further business, the meeting was adjourned at 7:15 p.m.

Joe Blaine, Chairman

Deborah Morgan, Secretary