

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 9-11-23

Meeting Type: Public Hearing for District Change Application for 8635 Blackbird Lane & September Regular Meeting

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

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

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

Guests Present: Janet Boyer, Stan Know Brad Boyer

Public Hearing:

Co-Chairperson Brad Blain opened the Public Hearing at 6:30 p.m. Mr. Blain announced that the public hearing this evening was being held to hear public comments on the District Change Application for 8635 Blackbird Lane. The request is to change the zoning classification from Rural Business to Special Use.

Stan Knox, owner of the property in question, addressed the board and guests present, concerning the reasons for this district change request and what his plans are for the property. Mr. Knox stated that the property was a junk yard and he is proposing a campground. The campground would be fenced and would not be seen from the road. Mr. Knox stated that he has the Perry County Engineer's approval for the entrance and exits. Mr. Knox also stated that he has had approval from the Village of Thornville for the water and sewer. There are 206 to 213 camp sites proposed and it will be done in two (2) phases, to start in 2024, if approved.

Questions from the board were concerning where the water and sewer were coming from, traffic on Blackbird Lane, soil testing requirements for the property, will there be other buildings on the property, are pets allowed, is it going to be seasonal camping, and will there be cabins on the property. Mr. Knox stated that the water and sewer were from Thornville, the traffic entrance and exits were approved by the County Engineer, the EPA did not require soil testing for the property, there will be a shower house on the property and the current house on the property will be the main office, there will be a carryout and possible plans in the future for a small restaurant, pets will be allowed, there will be approximately 70 lots that will be seasonal spots from May to October, and there are no current plans for any cabins on the property.

Zoning Inspector Ed Corns informed Mr. Knox that he received an email prior to the public hearing from Traci Sturgill, Village Administrator for the Village of Thornville, concerning the approval for the water and sewer. The email from Ms. Sturgill stated that the Village of Thornville was never consulted about the taps and when Ms. Sturgill consulted with one of the Perry County Commissioners regarding this issue, they stated they had not approved them either and that they were unaware that the plans for the campground were back on. The Commissioner stated that they did have discussion with the landowner awhile back but that was it. Inspector Corns stated that this hurdle will need to be addressed before anything further can be decided on this proposed application for the district change. Mr. Knox stated that he will reach out and if he can't work with Thornville then he will do whatever he needs to make this work. He will reach out to Licking County and would also be willing to put in a septic and dig well/s if necessary.

Mrs. Janet Boyer, neighboring property owner, had questions on parking and road widening. Discussion was held on this issue.

After no further discussion, Jim Hay moved to table this district change application until the owner can provide proof of water supply and sewer service, and this proof must be in writing by the proposed provider. Mark Becker seconded the motion, the motion passed by a yes vote of all members present.

Jim Hay moved to close the public hearing at 7:01 p.m., Mark Becker seconded the motion. The motion passed by a yes vote of all members present.

Regular Zoning Monthly Meeting:

Co-Chairperson Brad Blain opened the September 2023 regular meeting at 7:02 p.m. Roll call was taken and the following members were present: Brad Blain, Jim Hay, Mark Huggins, Mark Becker, Alternate Mary Alice Stidham, and Alternate Sandy Davis. Wayne Gniewkowski was absent.

The minutes of the August 14, 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 members present.

Proposed Zoning Regulations for Wind Turbine/Wind Energy

The sample regulations provided by the zoning attorney were reviewed and discussion was held on areas that these types of alternative energy should be permitted. It was decided by the board that wind turbines of any kind should only be permitted in the rural residential areas of the township, due to the size, etc. The lot size in rural residential is the only area that would accommodate this energy option. It was decided that the proposed language would be drafted in a sample document for review at the next regular meeting.

Open Items for Discussion

None

Zoning Inspector Report

Inspector Corns reported the following recent permits:

- New build on Custer's Point Road
- New build on Twp. Rd. 412

Inspector Corns complimented the Board on their work, support, and interest in the zoning issues of the Township.

Visitor Comments

None

Zoning Commission Member Comments/Questions

None

Agenda for next Monthly Zoning Meeting

Proposed Wind Turbine/Wind Solar Energy Zoning Language

Open Items for Discussion

After no further business the meeting was adjourned at 7:22 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary