

THORN TOWNSHIP ZONING COMMISSION

Zoning Members Present Via Zoom:	Brad Blain	Guests Present Via Zoom:	Joe Fitch
	Jim Hay		Pete Griggs
	Wayne Gniewkowski		Chip McNeer
	Mark Becker		Mark Fry
	Ed Corns – Zoning Inspector		Tim McGrath
	Deborah Morgan – Zoning Secretary		The Johnstones
			Bob Coleman
			Tom Jenkins
Meeting:	Date: 03/22/2021		Vicky May
	Time: 6:30 p.m.		Hill Family
	Location: Meeting Held Via Zoom		Todd Brune
			Ryan Bernhard
			Dee
			Robert Loughry

F&F Holdings District Change Application (East Harbor Marine)

Chairperson Wayne Gniewkowski called the meeting to order at 6:30 p.m. Roll call was taken and all members were present except for Zoning Board member Mark Huggins. Chairperson Gniewkowski announced that this meeting is a continuation of the District Change meeting from 3/8/2021 for F&F Holdings. This meeting was to confirm the change in zoning from when it changed from Lake residential to Northwest Residential. Chairperson Gniewkowski stated that it was determined that the property in question is zoned Northwest Residential District (NRD) and is not zoned commercial. Chairperson Gniewkowski also confirmed that the Township's Comprehensive Plan is a guide only and not the Zoning Code. The Township's Zoning Code does not allow a divergence from that code.

Zoning Board member Mark Becker wanted to know why Perry County has it zoned differently. Chairperson Gniewkowski explained that the County is a taxing authority and they zone for tax purposes. Local zoning has nothing to do with taxing purposes. Zoning Inspector Ed Corns stated that the Township does not deem the property commercial and that lot description by the Township Zoning dates to 1992. Brad Blain stated that it doesn't matter the previous classification the applicants are there for a change. Chairperson Gniewkowski stated that the previous meeting was continued to clarify the current zoning district of this property and that was done.

Chairperson Gniewkowski stated that a letter from F&F Holdings was submitted to the Board requesting to amend their application from a District Change to the Special Use District to Rural Business Zoning. Mr. Joe Fitch of F&F Holdings stated that this will get them away from the Special Use District and be able to fit in to the Rural Business, being able to meet all the setback requirements for Rural Business. Township Zoning Attorney Peter Griggs stated that by the applicant amending the application to Rural Business a site plan is no longer required. The only action by the Board is to decide on the application for Rural Business.

Attorney Tim McGrath, who represents the neighboring Johnstones, stated that his clients would want it to be kept residential, however, if the Zoning Board goes in that direction that he hopes there would be protections for the neighbors.

Zoning Board member Brad Blain stated that he does not see a reason for it not to go to Rural Business, Zoning Board member Jim Hay agreed with that statement. Chairperson Wayne Gniewkowski wanted to address the "push back" statement that was in the request to amend their application letter. Chairperson Gniewkowski stated that the application and site plan that was submitted did not comply with the requirements and that any other entity/group/person who would have submitted the same would have been reviewed and treated just the same. They were treated fairly and following the rules shouldn't be considered "pushback"

Township Zoning Attorney Griggs explained the process if the application were to be approved tonight. The next step would be that it be referred to the Township Trustees, they would receipt the recommendation at their meeting and set a public hearing within 30 days. The Trustees would then decide after the public hearing. These guidelines are set by the O.R.C.

After no further discussion Brad Blain moved to recommend the approval of the amended application # 2021-008 and to send it to the Township Trustees, Jim Hay seconded the motion. The motion passed by a unanimous vote of all Zoning Board members present.

The meeting was adjourned at 6:54 p.m.

Wayne Gniewkowski, Chairperson

Deborah Morgan, Secretary