

# RECORD OF PROCEEDINGS

## THORN TOWNSHIP TRUSTEES

### SPECIAL SESSION

Held: February 8, 2023

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The Board of Trustees of Thorn Township convened in special session for a Public Hearing from 6:00 P.M. to 6:50 P.M. in the Township Hall. Trustee Boring called the Special Session Public Hearing meeting to order with the following members and visitors present:

#### Members:

Billie Dearlove	Present	Richard Wilson	Present
Richie Boring	Present	Robert Coleman	Present

**Visitors:** Anna Cox, Ed Corns, Christy Borland, Sue & Butch Yontz, Ashley Moore, Jeff Roelle, Steve Dornon

Purpose of Public Hearing: To discuss a proposed Zoning Resolution District Change from Rural Business to Special Use in Thornport-Thorn Township.

Trustee Boring stated that Ashley Moore is requesting a Zoning Resolution District Change from Rural Business to Special Use.

**Ashley Moore:** Ashley Moore introduced herself to the board and the citizens. She said that the reason she is asking for a district change from Rural Business to Special use on this piece of property is because she would like to put in a seasonal camp site with twelve RV spots, no tents allowed. There will be a one-way road into the camp site. She stated that there would be no permanent camping; it would be nightly rental camping spots with full hook-ups. She said that they intend to put in a privacy fence along the back side of the property and it will be landscaped on front side. She said that there will be a spot designated for a dumpster which will have a privacy fence around it, and there will be no buildings or permanent structures on the lot. She stated that there will be specific check-in and check-out times for the campers. There will be a graveled area for over flow parking and parking area at each camp site and the pads will be solid. Ashley asked if anyone had any questions?

#### Public Comments:

**Christy Borland:** Asked if the one-way road is an existing road that is already there? Ashley stated that no the road will be on their property. They will be entering in by Lilly Pad, and all the pads will be angled so they will be able to back into the spot and pull straight out when exiting. They will exit out onto Zion Road. Ashley stated the campers will check in and out electronically and they will be alerted and come down and check on things upon the camper's arrival and doing campsite clean- up when campers leave.

**Butch Yontz:** Asked if they would have outside restrooms? Ashley stated that no they will not, all the RV must be self-contained and have their own restroom facilities.

**Christy Borland-** She said this question is for the trustees. She said that drainage issues have always been a problem down there when it rains a lot, so by putting in water and sewer taps, will this help with that flooding and the drainage problems. Trustee Boring stated that is our question to Ashley. Ashley said that she has Charlie Shaffer doing all the camper hook-ups and he knows where all the drainage systems are and they are going to make sure that they are all cleaned out.

**Sue Yontz-** Said that they have water issues because neighboring property raised their property and the water runs off onto them and the other neighbor. She asked if they plan to raise the property anywhere? Ashley said no they will not be raising anything.

**Trustee Boring:** Asked if the pads will be higher than the existing ground? Ashley said they might be a little bit on the back side but rest should be flush with ground. Trustee Boring said that the pads themselves will be higher than the ground and will push the water off and you are angling the pads and this will push the water towards the one corner where the drain is. Ashley said that Charlie told her that there was a drain closer to the landscaping. Trustee Wilson said that the drain she is talking about won't work.

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**Butch Yontz:** Said that there is a tile that angles thru that property and dumps out over behind Lucky's. Trustee Wilson said that he has heard that there is a tile in there but he has never had any dealings with it.

**Ashley:** Asked about drain by Schein Brite, where it drained off at? Trustee Wilson stated that it comes down County Road 30 and dumps off into the canal, but it is not a big enough tile and will not have enough fall for it to drain properly.

**Trustee Wilson:** Said that his biggest concern is about flooding, and he has seen that area under water. He also asked if she had sewer taps, twelve of them? Ashley said that they are going to branch them, so she will not need twelve of them. She said that she can run three camp sites off of one tap. She stated that she spoke with Kelly Green from Northern Perry County Water when she originally was looking at putting cabins in and was told she could run three off of one tap. She said no she does not have them purchased yet. She said that they can put cabins on the property without re-zoning but they really do not want to do that because of the up keep with them being permanent structures and doesn't want long term renters.

**Trustee Coleman:** Asked if they would be storing any campers there thru the winter? Ashley said no. Trustee Coleman also asked if they were just going to be RV's or will there be campers allowed also. Ashley said both; RV's and campers.

**Trustee Wilson:** Asked who is going to police this site? Ashley said that they will. Jeff Roelle said that it is not any different than anything else, if it gets to out of control you call the police. Ashley said that this will be Jeff's full time job to take care of the camp sites. Trustee Wilson asked how many parking spots will be available for the campers? Ashley said there will be one parking spot per camper and they will also be a graveled over flow parking area for one extra vehicle per camping spot.

**Trustee Boring:** Stated that the people who are paying to camp there will not be able to entertain because of the limited parking spots. Ashley said that they could have someone else there if the camper is only using one parking spot. She said they are trying to eliminate people from having parties there and stuff. Butch Yontz asked what if someone comes in with their camper, pontoon boat and a car, what do you do then? Jeff said that they could park the boat in over flow lot and car at camper site.

**Trustee Boring:** Have you started process to vacate the alley? Ashley said yes, she brought paper work tonight and gave it to Zoning Inspector Corns. Trustee Wilson asked what if the alleys do not get approved to be closed? Ashley said then they will have to go back to putting in cabins.

**Christy Borland:** Asked about security for the area. Ashley stated that they will have lighting and cameras up.

**Trustee Boring:** Asked if the commissioners approved 3 campers per one tap? Ashley said that she spoke with Kelly Green and he said since it is seasonal use she could branch off with 3 campers per one tap. Steve Dornon said he spoke with Commissioner Scott Owens and he said that they were contacted by Stan Knox but they have not been contacted by anyone in Thornport. Zoning Inspector Corns confirmed that they told Stan Knox he could do the same thing, and put three campers per one tap.

There was further discussion on drainage issues and flooding.

**Trustee Wilson:** Stated that if the commissioners do not approve closing the alleys, this may not even happen. Trustee Coleman asked if she had summited her request to close the alleys. Ashley said she thought she was supposed to bring the paper work to this meeting to have that done. Fiscal Officer Dearlove told her that the commissioners make that decision not the township. Trustee Wilson said that he will take the paper work to the county engineers office and then they will send it over to the commissioner's office.

**Trustee Boring:** Said that they have thirty days to make their decision and they are going to take the thirty days. Their decision will be made at the March 8<sup>th</sup> meeting, and at that meeting they can either approve her request, deny her request, or approve it with modifications.

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### Meeting Adjourned:

**Motion:** A motion was made to adjourn the meeting at 6:50 P. M. by Trustee Boring and was seconded by Trustee Coleman. **Votes were:** Richie Boring; Aye, Richard Wilson; Aye; Robert Coleman; Aye.

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Billie Dearlove

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Richie Boring

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Richard Wilson

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Robert Coleman

All of the formal actions of Thorn Township concerning and relating to the adoption of resolutions and/ or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.