

## THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 02/09/2026

Meeting Type: Regular Meeting

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

**Board Members Present: Mark Becker, Sandy Davis, and Jim Hay**

**Zoning Department Members Deborah Morgan, Zoning Secretary**

**Guests Present: Tom & Sandy Upp**

### 2026 Organizational Meeting

The 2026 Organizational Meeting was called to order at 6:00 p.m. Roll call was taken and Jim Hay, Mark Becker, and Sandy Davis were present, with Mary Alice Stidham, Mark Huggins, and alternate Chad Eveland absent.

Jim Hay moved to nominate Mark Becker for the 2026 Chairperson, Sandy Davis seconded the motion. Motion carried with a unanimous vote of members present.

Sandy Davis moved to nominate Jim Hay for the 2026 Co-Chairperson, Mark Becker seconded the motion. Motion carried with a unanimous vote of members present.

Sandy Davis moved to continue holding the zoning meetings on the second Monday of each month at 6:00 p.m., Jim Hay seconded the motion. Motion carried with a unanimous vote of members present.

After no further business for the Organizational Meeting, Jim Hay moved to close the meeting, Sandy Davis seconded the motion. The motion carried with a unanimous vote of members present. The meeting was adjourned at 6:10 p.m.

### Regular Monthly Zoning Meeting

The February 2026 regular zoning meeting was called to order at 6:11 p.m. by Chairperson Mark Becker. Roll call was taken, Jim Hay, Sandy Davis, and Mark Becker were present, with Mary Alice Stidham, Mark Huggins, and alternate Chad Eveland absent.

The minutes of the September 2025 meeting were reviewed and Jim Hay moved to approve the minutes as presented, Sandy Davis seconded the motion. The motion carried with a unanimous vote of all members present.

### Zoning Resolution/Regulation Discussion

It was reported that the zoning attorney was still working on reviewing the zoning resolution, adding any new requirements that may be needed and reviewing all other items in the regulations. The attorney stated that once it is completed it will be sent to the board for their review and for the next steps in having it approved. The zoning secretary will make contact with the attorney to see the timeline of when the board should expect to receive the revised copy.

### Open Items for Discussion

No open items for discussion

### Zoning Inspector Report

Zoning Inspector Ed Corns was absent due to work obligations

The following recent permits were issued:

- New construction on Finta Way
- New construction on Zion Road
- Roof mounted solar on St. Rt. 204
- Remodel on Honey Creek Road
- In ground pool on Twp. Rd. 500
- Accessory building on Baltimore-Somerset Rd.
- New construction on Twp. Rd. 500
- Lot split on St. Rt. 204
- Lot split on Zion Rd.

- Accessory building on Twp. Rd. 87
- New construction on Twp. Rd. 22
- Accessory building on Twp. Rd. 22
- Room addition on Zion Rd.
- New construction on Twp. Rd. 1064
- Accessory building on Twp. Rd. 1062

#### **Visitor Comments**

Tom and Sandy Upp were in attendance and wanted to address the board. The Upps have purchased the property on St. Rt. once was and they are looking to do something different on the property. They stated that they are interested in doing a classic car/truck lot that would have an office. They wanted to know what the thoughts of the zoning board are and what they would like to see on that lot. After more details given to the board, Chairperson Becker stated that they are not in a position at the time to offer any opinions or ideas, as there are no applications or formal submissions for anything for this lot. Chairperson Becker stated that once an application is filed, depending upon what they plan to do with the lot, then public hearings would be held, and discussion could be held on details of the plans. The board thanked the Upps for attending and is looking forward to any official plans/applications that may be submitted for the lot in question.

#### **Zoning Commission Members Questions/Comments**

None

#### **Agenda for next Monthly Zoning Meeting**

Zoning Regulation Review

Open Items for Discussion

After no further business the meeting was adjourned at 6:45 p.m.

***Respectfully submitted:***

***Deborah Morgan, Zoning Secretary***