

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 07/14/2025

Meeting Type: Regular Meeting

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

Board Members Present: Mark Becker, Sandy Davis, Mary Alice Stidham

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

Guests Present: Mark Hoffhines-ODNR, Bert Dyer, and Carolina Moreno

Regular Monthly Zoning Meeting

The July 2025 regular zoning meeting was called to order by Chairperson Mark Becker. Roll call was taken and regular members Mark Becker, Sandy Davis, and Mary-Alice Stidham present. Jim Hay, Mark Huggins and alternate Chad Eveland were absent

The minutes of the June 2025 meeting were reviewed and Sandy Davis moved to approve the minutes as presented, Mary-Alice Stidham seconded the motion. The motion passed by all members present.

Bert Dyer and Carolina Moreno were in attendance to voice concerns over a piece of property located in Robin Wood, that is to be a common area. Mr. Dyer stated that the owner of the adjacent property, Ryland Farmer, has put a fence up around the area. Mr. Dyer would like this to be looked into as the deed he has seen shows it as a common area. Zoning Inspector Ed Corns stated that the deed would be a civil matter, not for zoning. However, what is showing on the County Auditor's site is that this piece of property is owned by Ryland Farmer. Inspector Corns stated that the township does not have any regulations on fencing so he would not be able to make Mr. Farmer take the fence down. Continued discussion was held on this lot and the particular placement in relation to fences, etc.

Mark Hoffhines from ODNR and the manager of the Buckeye Lake area. Mr. Hoffhines spoke about boat docks and other related issues.

Zoning Resolution/Regulation Discussion

The proposed zoning regulations were discussed and the changes and additions that were noted were the following:

Page 21-change wording to say Printing Services
Add BZA definition

It was decided that the regulations would be reviewed over the next month and they would be sent to the zoning attorney for any additions or updates they see may be needed. This would be discussed at the next meeting and hopefully be able to set a public hearing, in order to move it on to the Trustees.

Open Items for Discussion

No open items for discussion

Zoning Inspector Report

Inspector Corns reported the most recent permits issued:

- New construction on Twp. Rd. 500
- New construction on Vista Point Drive
- Above ground pool on Twp. Rd. 87

Discussion was held on the property located on the Northern edge of the Perry/Licking County line, along the lake front. Inspector Corns stated that they be close to a development plan.

Inspector Corns reported that Snug Harbor is getting ready for the second phase.

Inspector Corns also reported that a few large parcels in the rural are of the township have sold and there may be some development coming for those locations.

Visitor Comments

None

Agenda for next Monthly Zoning Meeting

Zoning Regulation Review

Open Items for Discussion

After no further business the meeting was adjourned at 7:04 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary