

Zoning Commission Meeting
Wednesday, November 12, 2008
~ WORKING MEETING NOTES ~

The working meeting was called to order at 6:20 p.m.

Roll Call was taken. Board member's present: Joe Kahl, Sally Wylie, Jim McConkey, & Bob Westmark, Walt Lange-absent.

Employees present: Christine Lauch, Administrative Assistant & Walter Hallett, III, Zoning Inspector

Trustees present: Jim Leu

The board discussed the "mock" Resolution with all the discussed changes that are highlighted. Joe Kahl would like more time to review it. This item is tabled until the next working meeting. Chris will drop off a copy of it to Mr. Kahl's home for his review.

All agreed that the word COUNTY in Article 100-11.3 will be changed to Township.

The board discussed, in extensive detail, the potential adoption of Fulton County's pond requirements, code, and application.

There have been overflow and adequate drainage issues with ponds in the township. Walt Hallett gave examples of a few of these areas of concern. Walt said ponds without overflows would become non-conforming uses of land. He said if we mimic the language of Article 100.5-2 #5 in the pond section of the Resolution it gives us protection. He would also like the ability to bring the County Engineer on board if needed.

Sally Wylie disagreed with the township's stipulation of a minimum of 5 acres to build a pond, minimum of ½ acre surface area, and that a pond larger than ¾ acre should go before the BZA for a Variance or Condition Use. The board discussed the reasons for the stipulations, as well as not having the ability to remove the dirt from the property.

The board decided to not replace our Resolution with the County's and leave Article 100-8.2 #10 (f), but to alter it, incorporating the Prosecutor's language and the additions below in "**bold**" to read as follows:

f. To prevent *the* adverse effects of drainage to adjoining properties, a drainage system shall be installed *and maintained* to accommodate overflows and surface drainage from a pond development "**and not to permit run-off of surface water to flow onto the adjacent property unless property is part of a natural watercourse, and it shall continue to be** diverted to a suitable outlet or drainage ditch "**as determined by the County Engineer or Zoning Inspector**" - The last sentence gives the ability to send it to the County Engineer for review. Chris will construct a definition for natural watercourse. Walt Hallett and Chris will work on an application unique for ponds instead of using the zoning permit application.

It was determined that the 200' road frontage and 2 acres on page 10 of Article 100-5.5 #2 (e) exemption will be removed. Chris' hand written meeting notes said "table for further discussion".

Walt Hallett said the definition of lot area should be placed on Pg. 73 in the Area, Height, Bulk and Placement Regulations as item (5). The Board agreed.

Chris will print the new "mock" changes of this meeting for the Board to be replaced in their current one.

As well as the above mentioned highlighted "mock" Resolution, the board tabled several items on the Agenda. These items will be placed on the December 10, 2008 Agenda are as follows:

- Noise Regulations
- Rezoning Districts in Twp. (AG/RE to R1) - maps distributed
- Twinplex/duplex 8-26-08 Legal Opinion Received
- Statehouse news for wind turbine rules that Walt Lange had passed on to the Board

The Board was given the Ohio Partition Fence Policy, that the Trustees adopted, to be placed in their books.

The Board initialed the September and October meeting notes.

Old Business:

Regular Meeting Business:

Non-interrupted continuous frontage for board vote & approve & sign 6-25-08 Minutes

Adjourn: 8:40 p.m.