

SCIOTO TOWNSHIP ZONING COMMISSION – April 18, 2016

A Regular meeting of the Scioto Township Zoning Commission was called to order by Chair Weatherhead at 8:00 p.m. The following members were present: Hamilton, Fisher, Jahn, Roese, Weatherhead.

The minutes of the March 15 meeting were approved with a motion by Roese and a second by Jahn. Vote: Hamilton-yes, Fisher-yes, Jahn-yes, Roese-yes, Weatherhead – yes. Motion carried.

Roese signed the December 15, 2015 minutes.

Roese signed the November 17, 2015 minutes. It is noted without Powell on the Commission, there could not be a quorum for the approval of these minutes.

NEW BUSINESS

Hearing – 15084 SR 104, Scott – an application was received regarding a lot split and rezoning from AG to R-1. Property is located at 15084 SR 104. McFarland reviewed the application and measurements.

- lot split and rezoning applies to 1.001 acres. Hamilton pointed out this was not on the application.
- existing home does not conform to setbacks under the current Zoning code and is less than the current allowed minimum home size. McFarland stated the BZA informed the property owner he could build upward but if the footprint is changed, a variance would be required. Weatherhead pointed out that a nonconforming home destroyed by more than 60% of its then fair market value would have to be rebuilt within current Zoning code.
- the lot split has been approved by the Health Department subject to a leaching system being installed.
- there was no one in attendance or who contacted the Zoning office to object to this application.
- the applicant stated his plans were to repair the home so it is livable.
- Hamilton questioned the survey from the center line of the road. McFarland stated setbacks are from the center line of the road.

Jahn made a motion to recommend to the Board of Trustees approval of this application. Roese seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Fisher-yes, Jahn-yes, Roese-yes. Motion carried.

Matter will be heard by the Board of Trustees at the 8:00 p.m. meeting on May 19, 2016.

Hearing – 14220 SR 104, Conner - an application was received regarding a lot split and rezoning from AG to R-1. Property is located at 14220 SR 104. McFarland reviewed the application and measurements.

- McFarland stated a preliminary approval has been received from the Health Department.
- there was no in attendance or who otherwise contacted the Zoning office to object to this application.
- Hamilton questioned the 75 foot difference between the front and back of the lot. It was then noted the surveyor split the front measurements because of the road curve, and when added, the front and back lot measurements agree.

Jahn made a motion to recommend to the Board of Trustees approval of this application. Roese seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Fisher-yes, Jahn-yes, Roese-yes. Motion carried.

Matter will be heard by the Board of Trustees at the 8:00 p.m. meeting on May 19, 2016.

Zoning Application – Hamilton requested applications be fully completed. The Commission may be presented different application forms if an applicant downloads the application from the website vs picking it up from the Zoning office. McFarland will see that the website has the current version. The application number is not used and will be removed from the form. A draft application will be presented for the Commission to approve. Weatherhead requested they have a complete form with every matter that comes before the Commission. Jahn said when a partial application is received, it gives the impression the application is incomplete/partial.

OLD BUSINESS

District O – A joint meeting with the BZA will be held May 11, at 7:00 p.m. to review proposed District O Zoning. There was discussion around the AG property that had been annexed by the Village of Orient. This will be addressed with Archer. McFarland reviewed his revision tracking to date and will continue to maintain the proposed changes going forward. Additionally, changes in the Zoning Resolution may be needed as well to incorporate District O (eg. Corner lots). McFarland will contact the Engineer's office to obtain the current lot sizes in District O.

With no other matters to come before the Board, Hamilton moved to adjourn. Jahn seconded the motion. Vote was unanimous. Meeting adjourned.

Scioto Township Zoning Commission