

SCIOTO TOWNSHIP ZONING COMMISSION – February 16, 2016

A Regular meeting of the Scioto Township Zoning Commission was called to order by Vice-Chair Hamilton at 7:02 p.m. The following members were present: Hamilton, Fisher, Jahn, Roese (arrived 7:15 p.m.).

The minutes of the January 19 meeting were approved with a change of officer title from President to Chairman. The correction and motion were made by Hamilton. Jahn seconded the motion. Vote: Hamilton-yes, Fisher-yes, Jahn-yes. Motion carried.

Dissolved Village of Orient zoning – no update from Brosius' office.

Inoperable vehicles – McFarland received a request for assistance from Southern Point in addressing inoperable vehicles. He referred the Commission to Section 30.04 B 3 of the Zoning Resolution, where a 6-foot fence is required to keep inoperable vehicles from view. This height of fence is prohibited in Southern Point. McFarland asked the Commission to consider amending this. Jahn pointed out that Township zoning does not have jurisdiction on Township roads. Hamilton suggested they contact the Sheriff and ask one of the Homeowner's Association to address the problem. McFarland said they do enforce deed restrictions. Struckman said they should then ask the Sheriff to remove the vehicle(s) or get a court order to have the inoperable vehicles removed. Jahn said the distinction is whether the inoperable vehicle is on the Township Road or on the property owner's lot. Struckman asked McFarland to obtain a copy of the documentation the Homeowner's Association has to date.

Development Plans/Special Use District Section 23 – McFarland drafted an amended Special Use Section that replaces Development Plans with Conditional Use. Roese said he did not support removing Development Plans from this Section and preferred the property owner come back before the Commission when making a change. McFarland pointed out that an applicant is charged around \$500.00 to come before the Commission, for even a Minor change. Hamilton said then perhaps the Township should consider a lesser fee. Struckman said the fee is based on the Township's expense for advertising and paying the Commission and Secretary when there is a meeting. Jahn asked if there was a way to allow certain Minor changes to be at the approval of the Zoning Inspector. Hamilton did not support the idea of the Commission not being made aware of changes. Roese said requests to Development Plans are actually very rare. McFarland used the Scott carport as an example. Jahn stated he preferred to hear from our attorneys before acting and moved to retable this topic. Hamilton seconded the motion. Vote: Hamilton-yes, Fisher-yes, Jahn-yes, Roese-yes. Motion carried.

Industrialized Units – McFarland received an opinion from Archer that an Industrialized Unit is not exempt from setbacks in the AG district if the intent for the unit is not AG related. It is not an AG structure and typically the intent is not incidental to AG use.

AG Lot Accessory Building – McFarland talked about two current applications, both stating the Building will be for AG use. Applications were required, even though there was no Zoning fee, so the Township will have the AG purpose documented and on file. One of the Accessory buildings will be constructed before the residence, which is allowed in the AG District.

Meeting Next Month – There will possibly be two applications to be heard at the next Zoning Commission meeting, both for lot splits and rezoning.

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

Scioto Township Zoning Commission