

SCIOTO TOWNSHIP ZONING COMMISSION – June 14, 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, Weatherhead, Roese, Jahn, Fisher.

The minutes of the May 11, 2016 District O joint Zoning Board meeting were approved with a motion by Roese and a second by Jahn. McFarland will consult with Brosius for answers to the Boards' questions. The responses as well as the District O meeting minutes will be provided when referring this Section of the Zoning Resolution to Archer for review. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Jahn-yes, Fisher-yes. Motion carried.

The minutes of the May 17, 2016 meeting were amended as follows:

..Hamilton noted 40% of lots to have existing structures. This statement was removed from the minutes.

Jahn moved to approve the minutes as amended. Roese seconded the motion. Hamilton requested that she be referred to consistently in the minutes, either always as Mary or always as Hamilton. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Jahn-yes, Fisher-yes. Motion carried.

Hearing – 15841 SR 104, Jahn – an application was filed by Alice Jahn for a lot split and rezoning from AG to R1. The proposed lot is 3.0 acres, being split from the 49.087 acre parcel. Application was received outside the 40-day window and authorization was received from the applicant to postpone the Hearing to meet the required review dates. McFarland reviewed the application and discussed the 3.5:1 ratio noting the road frontage is on a curve and measures 200 feet. The rear lot line is 185 feet. The Health Department has approved the split. No one contacted the Zoning office to speak in favor of or against the split. The Pickaway County Planning Commission heard the matter today and moved to deny the application stating they do not support urban sprawl, particularly lone residential lots surrounded by agricultural areas; the reasons cited were herbicides, pesticides, etc. Roese commented that the decision was up to the Zoning Commission and Board of Trustees. Weatherhead talked about the area of the lot that goes into another township and stated if lot was squared up, it would be compliant with the 3.5:1 requirement. Roese said this can be accomplished with a deed restriction.

When deed is prepared, there will be a restriction that propertyowner cannot build on the 85 feet in the front southeast corner of the lot. Roese made a motion to accept application as presented and recommend approval to the Board of Trustees. Weatherhead seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-abstain. Motion carried.

The Trustee hearing will be July 7, 2016.

Hearing – 12687 Walker Road, Hastings – an application was filed by Rom and Jody Hastings for a lot split and rezoning from AG to R1. Application was received May 19th and this hearing is within the required review window. The Board requested the application be modified to reflect proposed lot of 2.109 acres was being split from a 107.14 acre parcel and that the 2.109 acres was being rezoned from AG to R1 for purpose of building a residence. The Health Department has approved the split. No one contacted the Zoning office to speak in favor of or against the split. The Pickaway County Planning Commission heard the matter today and moved to deny the application stating they do not support urban sprawl, particularly lone residential lots surrounded by agricultural areas; the reasons cited were herbicides, pesticides, etc. Brian Williams stated he plans to construct a ranch home of approximately 1,600 square feet and a pole barn of approximately 40x60 feet (or as allowed by zoning) to be located to the rear of the home. The Board noted they should always receive the Health Department approval when there is a proposed lot split so they are not approving a split that cannot have a septic system. The Health Department approval is listed as a requirement in the application packet.

Roese made a motion to accept the application as modified with the acreages and recommend approval to the Board of Trustees. Jahn seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

The Trustee hearing will be July 6, 2016.

Violations and Permits – McFarland distributed the current reports and took questions from the Commission with regard to the Hensel, Puckett and Adkins violations. Pools, corner lots and setbacks were discussed. There were no motions or resolutions.

Merit Badge – Jarod O'Dell was in attendance for credit on his Boy Scout merit badges.

District O – Next meeting will be July 19 at 7:00 p.m. The BZA will be invited to attend.

Application Form- The Board requested McFarland work close with applicants to ensure applications are fully completed.

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

Scioto Township Zoning Commission