

Scioto Township Zoning Commission – March 20, 2018

A meeting of the Scioto Township Zoning Commission was called to order at 7:00 p.m. by Chair Weatherhead. The following members were present: Ms. Hamilton, Mr. Weatherhead, Mr. Roese, Mr. Scott, Mr. Younkin. Mr. Fisher was not present.

Ms. Hamilton asked for a correction to the minutes, under the Sidewalks section, Mr. Roese suggested all roads are to be 36 feet in width.

Mr. Weatherhead asked under the sidewalk section to add having the mailboxes and fire hydrants on the side of the street that did not permit parking.

Mr. Roese motioned for approval and this discussion to be forwarded to the trustees, seconded by Mr. Scott to approve the February 20th, 2018 minutes. Roll Call Vote: Mr. Scott-yes, Mr. Younkin-yes, Mr. Roese-yes, Mr. Weatherhead-yes, Ms. Hamilton-yes. Motion carried.

Business Items:

Mr. Scott asked Zoning Inspector McCoskey if he sent the change on the accessory building. ZI McCoskey said no. Under Additional Zoning Requirements, Section 29.03, A. 1. Detached accessory structure. Change from (25) feet to (10) feet in R-1 to match R-2 and R-3. Mr. Scott motioned, seconded by Mr. Roese. Roll Call: Ms. Hamilton-Yes, Mr. Weatherhead-Yes, Mr. Roese-Yes, Mr. Younkin-Yes, Mr. Scott-Yes. All in favor, motion carried.

New Business:

Mr. Weatherhead asked if the discussion that is about to be held regarding property on Durrett Rd was advertised in the paper. Zoning Inspector McCoskey said no. He said because this is not a hearing. He said once it comes back from the Pickaway County Commission then we will post it in the paper. Ms. Hamilton said the Pickaway County Auditor website does not show this partial is included in the 68 acres of property. Mr. McCoskey said it doesn't show it on there because it has not been sold. Ms. Hamilton said but it does not show it as a part of the acreage on the auditor's website, but it shows as sold. Mr. McCoskey said Mr. Stoer wants to split of 1.79 acres to sell off to an employee. Mr. Roese said he understands however, referring to the packet of information provided by ZI McCoskey, when it says Mr. Stoer owns it, that is not what the paperwork says. He said the paperwork states he bought it from Robert C. Roesch II, Trustee for \$10. He said that tells them that farm is in the form of a Trustee. Ms. Hamilton said everything looks like it has been surveyed off, but it does not look like the 1.79 acres is a part of the 68 acres. Mr. McCoskey will call Mr. Stoer and verify with him. Ms. Hamilton said it appears as if when they applied for this they did not own the property at the time. Mr. McCoskey clarified with the board if they are asking him to have Mr. Stoer provide a deed of ownership. The board agreed. Mr. Younkin wanted to clarify that the resident is asking the board to approve the separation of this section of property which would not appear with the auditor's office until the township approves it. That is correct, however, the auditor's page is already showing this piece separated from the 68 acreages and showing 66 acres. Mr. Scott asked if the owner can have this surveyed without zoning. ZI McCoskey said yes, he can. Mr. Scott said it looks like he tried to do a lot split in October with the Health Department. Mr. Scott said it looks like he had it surveyed, then had it split with the health department (Robert) recorded the deed in February. He said the only problem they have is they don't have anything that shows they owned the original lot to begin with. Mr. Scott said Mr. Roesch will act as an agent, he

is not the actual owner. This way he can process all the deed work. He uses himself as the trustee to record it on behalf of the owner. Ms. Hamilton asked how is the auditor already showing it split if it has not already been approved/done? She said it does not have a partial number or is not included in the 66 acres. She said the auditor's webpage is calling these 66 acres already minus these 1.79 acres, and just does not understand why it is already separated. ZI McCoskey asked if we should hold him up an additional 30 days or can he just call Chairman Weatherhead after he has a discussion with Mr. Stoer. Ms. Hamilton said no, we can't do that. Ms. Hamilton motioned to table the Stoer Property discussion until the next meeting, seconded by Mr. Younkin. Roll Call: Ms. Hamilton-Yes, Mr. Weatherhead-Yes, Mr. Roese-Yes, Mr. Younkin-Yes, Mr. Scott-Yes. Motion carried.

Additional Items:

Zoning Inspector McCoskey reported the zoning map has been updated. He said he has received the subdivision map updates, but he is unable to print them. He will contact someone to print it for him. Mr. Roese asked if Berger has a name yet. ZI McCoskey said the property on Coontz Rd has been sold. Mr. Roese said it should have a subdivision name He said he was at the Planning Commission meeting in Circleville a month ago and it was mentioned that it was selling as individual lots, and nothing was mentioned as a subdivision name. He distributed a report to each member showing applications received this year including locations and the type of applications. He said April 2nd he is starting to work on a complaint received on a resident in Orient. He has obtained all police reports on this resident for the past years and spoken with several neighbors. He said he has multiple residents he will be notifying with a warning letter he has created. This will start the process and hopefully help correct the situation if not he has a process through legal action.

Ms. Hamilton motioned to adjourn, seconded by Mr. Roese. All in favor, motion passed.