

Scioto Township Zoning Commission – March 21, 2017

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: Roese, Weatherhead, Hamilton, Fisher, Jahn, alternate Scott.

The minutes of the Regular meeting of February 21, 2017 were amended to reflect a motion was approved to table the Adkins hearing. Jahn moved to approve the minutes as amended. Roese seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

Old Business

Roese made a motion to remove the Adkins hearing (9945 Keplar Ford Road rezoning) from the table. Jahn seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

Troy Adkins came before the Commission and presented updates:

Exhibit A - updated development plan with more details regarding the cabins; there will be 2 cabins available for rental and a shelter house (without running water or septic). A flag pole with lighting was added. Adkins stated the other cabins will not be used and may eventually be torn down.

Exhibit B -current survey map dated 3/13/2017 with descriptions of the 8.337 acres being rezoned. Weatherhead asked McFarland to reflect this acreage on the application and to reflect request is for cabins #2 and #4 and shelter house #3 on the survey map and listed as #1 and #2 on the Board of Health approval.

McFarland made Adkins aware of setbacks in case he plans to expand parking. Adkins stated there are no plans to have directional signs and is aware that if this is added in the future, he will need to come back before the Commission with a plan modification.

Jahn moved to recommend approval to the Board of Trustees. Roese seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried. The Trustee hearing will be 4/20/17.

New Business

A hearing was held on an application to rezone a parcel split from AG to R-1. Property is 5.043 acres, to be split into a 1.413 acre lot and a 3.63 acre lot with an existing dwelling, located at 4756 West Ford Road. McFarland reviewed the application and stated the County did not approve the split as there is no drainage plan. The Health Department, in their correspondence, stated drainage needed to be addressed prior to approval. McFarland stated he had been contacted by one neighbor with drainage concerns. The County could not locate any farm field drainage plans. Jahn had drawings of culverts and shared that with the Commission.

Mike Krutulis of West Ford Road came before the Commission and talked about the current flooding in the area and has concerns it will be worse if they bring in fill dirt to build up their new home. He objects to changing the zoning to residential.

Dave Nichols of Gibson Road stated same, asking where the water is going to go.

Applicant Robert Perry came before the Commission. He acknowledged the water issue and asked the Commission to Table his hearing so he can obtain the needed approvals. Roese moved to accept the request to Table the hearing. Fisher seconded the motion. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

McFarland reviewed the Zoning certificate report and discussed violations, primarily related to the OR District and addressing inoperable vehicles.

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

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