

Scioto Township Zoning Commission – May 16, 2017

A meeting of the Scioto Township Zoning Commission was called to order at 8:01 p.m. by Chair Weatherhead. The following members were present: Roese, Weatherhead, Hamilton, Scott, Jahn.

The minutes of the April 18 meeting were corrected to reflect that the Hearing to rezone property located at 9241 Morgan Road from OR to AG was Continued, not Tabled. Roese moved to approve the minutes. Jahn seconded the motion. Vote: Jahn-yes, Scott-yes, Roese-yes, Weatherhead-yes, Hamilton-yes. Motion carried.

Old Business

Roese moved to remove the **Robert Perry, 4756 West Ford Road**, hearing from the Table. Weatherhead seconded the motion. Vote: Jahn-yes, Scott-yes, Roese-yes, Weatherhead-yes, Hamilton-yes. Motion carried.

Robert Perry came before the Commission and stated he will be running 12 inch PVC with two catch basins on the west side of his property for water drainage. This will dump into the West Ford Road ditch as permitted by the Board of Trustees (Regular Meeting of April 6, 2017). A copy of these minutes will be forwarded to Kelly Davis at the Pickaway County Health Department. Jahn moved to recommend approval to the Board of Trustees for this rezoning and lot split. Roese seconded the motion. Vote: Jahn-yes, Scott-yes, Roese-yes, Weatherhead-yes, Hamilton-yes. Motion carried. The Trustees will hear this on June 15, 2017.

New Business

Steven Scott, 15084 SR 104, submitted an application to rezone property from AG to PI to use his existing building not only for AG but also for business offices, service of trucks and equipment, and equipment rental. He would also like to expand the building length by 30 feet. Scott stated adjacent property owners are his son and himself. The application specified the development standards and the divergents being requested. The driveway will cross Scott's AG property and will be shared access to his son's home. Scott stated the proposed PI building was constructed to Commercial code and has its own septic system. Copies of the Health Department approval was distributed. Roese asked about fencing. Scott said fencing was not required by the State but was used at Scott's previous facility to deter theft. Hamilton asked how many trucks would be at the location. Scott stated any trucks that were there would be inside the building to be repaired. Divergents include setback from the centerline of the road, to accept current yard and landscaping, and to accept current gravel driveway and parking lot. Jahn moved to recommend approval to the Board of Trustees for this rezoning and to grant divergents for the setback (18 feet less than required), to accept existing yard and landscaping, and to accept existing gravel driveway and parking lot. Roese seconded the motion. Vote: Jahn-yes, Roese-yes, Weatherhead-yes, Hamilton-yes, Scott did not vote. Motion carried. The Trustee will hear matter June 15, 2017.

Zoning Resolution, **PURD Section** – Weatherhead requested the Commission review this Section to see if clarification or changes are needed. Sample Zoning from other entities were distributed for reference. Jahn questioned if the 30-day notification is sufficient enough for the Commission to review the detail in PURD applications; Weatherhead said he wants to see that road width and sidewalks are addressed as are speed limits and road construction. Discussion will continue at the next meeting.

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

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