

May 2, 2016

Zoning Commission Meeting

Meeting called to order at 1900 hours by Mr. Ted Finlayson, acting chairperson. Mr. Ted Finlayson, Mr. George Downes and Mr. Frank Bachman present. Trustee Chairman Don Ackerman and Mr. and Mrs. Eric Dayton were present guests.

April minutes approval was tabled until June 2016 meeting due to lack of enough voting members present from April 2016 meeting to say whether accurate or not.

Chairman Finlayson called on Trustee Chairman Ackerman for any input, nothing from Chairman Ackerman.

Chairman Finlayson called on Mr. and Mrs. Dayton concerning their presence at the meeting, and Inspector Weekley clarified and set the background for their attendance. Mr. and Mrs. Dayton approached Inspector Weekley during a visit to their property by Inspector Weekley, about the possibility of setting up 4 campers on their property for the purpose of renting to persons working on the pipeline installs. Inspector Weekley informed them our Zoning had gray areas concerning this, and invited them to this meeting to discuss with ZC. Chairman Finlayson asked Mr. Dayton to explain his plans. Mr. Dayton explained his intentions with the campsite and what his goal was in renting these spaces, mainly to earn an income he could then reinvest into his property. He spoke to there being no need for septic system because he would use a collection container and have it pumped as necessary.

Chairman Finlayson spoke that his opinion was what Mr. Dayton was asking for would be considered an RV Park, and those are regulated via the ORC. He also spoke to this discussion taking place 2 years ago concerning another township land owner wanting to do the same thing. Member Downes and Member Bachman spoke that their belief is as well that this would be considered an RV Park, and such considered a commercial endeavor, which is not permissible in an R-4 District without a Conditional Use Permit, and this sort of thing is not a permissible Conditional Use listed in our Zoning Regulations for an R-4 District. Member Downes asked for a duration period, to which Mr. Dayton answered a minimum of 6 months, with a maximum of 2 years. Member Downes spoke that his opinion was it is Commercial Use. Mr. Dayton asked to clarify that if not specified in zoning regulations, then that means it is not permitted? To which the ZC member's presents unanimously answered yes.

Chairman Finlayson asked Chairman Ackerman if we should solicit an opinion from Attorney Traver, to which Chairman Ackerman responded he would discuss with Attorney Traver as soon as possible and solicit an opinion, after conferring with the other 2 trustees because of the expenditure of finances that would occur because of the use of Attorney Traver.

Mr. Dayton reiterated that he would be reinvesting any monies generated back into his property which would be good for the Township. He also stated he hopes the Township will be on board as this kind of thing is coming and he hopes the Township will be proactive in its participation. Maximum number of RVs would be 4. Focused on 6 months to 2 year period. Start and conclude would be dependent on start of pipeline. Also asked about laydown yards and Chairman Ackerman said he would discuss that with Attorney Traver as well, and whether the Township could Zone or regulate such a use of land by the landowner.

Member Downes asked who would own the RVs? Mr. Dayton answered they would not be owned by the Dayton's, but rather the persons residing in them. The persons would only be renting space and water/waste use from the Dayton's. The Dayton's are wanting this to be family oriented and personally know most of the possible tenants. No further discussion on this item.

Discussed the upcoming hearing of the BZA for the Poland Variance. Also discussed the upcoming hearing of the Trustees for the Zoar Market Re-Districting.

Discussed Mr. Miller and the possibility of a driveway permit being applied for to install a new driveway on Zutavern Church Rd.

Member Downes discussed concerns about the pop-up camper on the corner of CR103 and Greenbrier and the safety issues with not being able to see up CR103 when the camper is opened. Inspector Weekley informed that letter was sent and a follow up letter discussing prosecutor possible charges was being sent.

Verified pages 1 through 84 of current changes as typed by Ann. A few changes need to be made, and will approve those changes at next meeting. Otherwise, pages 1 through 84 of the change book are approved.

ZC would like clarification to define what a "permanent resident" means. Also would like clarification if we removed parking requirements for a roadside stand.

Members present asked that an email be sent to Member Eric McGovern, Alternate Member Mark Scott and Chairman John Walsh of updates approved at this meeting.

Next meeting set for June 6, 2016 at 7:00pm.

Motion to adjourn at 8:57pm. Motion carried. Meeting Adjourned.

Ron Weekley – Zoning Inspector