

Zoning Commission Meeting Minutes June 21, 2018

1. Zoning Commission Meeting was called to order at 7:00pm. (Cass Chairperson).
2. Everyone stood for the Pledge of Allegiance.
3. Roll Call taken:
 - a. Cass Birchbauer (present)
 - b. Stacey Hartman (present)
 - c. Becca Maurer (present)
 - d. Rick Shumaker (present)
 - e. Jerry Hodge (not present –will be out of town for work June, July, August)
4. Everyone was asked to turn off their cell phones or put them on vibrate. A member in the audience video recorded the meeting via their phone.
5. AGENDA was previewed:
 - a. We will open with the Business portion of our meeting - no public comments during that section.
 - b. Then go into the Public Input portion of the meeting.
 - c. Then into a Working Session where the Public could stay and observe but not participate.

BUSINESS SECTION

6. The Fiscal Officer confirmed that she had spoken to the Assistant Prosecutor about Jerry being able to participate telephonically since he will be out of town the next 12 weeks on business. He is able to participate by phone but could not vote. And he won't get paid.
7. Secretary, Becca Maurer, distributed the minutes from our June 7th meeting.
 - a. Motion was made to accept the minutes by Stacey
 - b. Seconded by Rick
 - c. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

Meeting minutes were signed and Cass will post them on the [new Sullivan Township Zoning Facebook page](#).

8. Regarding the Public Hearing that was held on June 19th on the Resolution to amend zoning regarding Biosolids, Cass advised the Zoning Commission that she will give all of the materials to the Trustees on Monday the 25th at their meeting. Cass emailed the Fiscal Officer the EPA information email with 10 attachments and close to 300 pages on Thursday morning (today) at 6:24am to sullivantwp@zooninteret.net for the Public Records.
9. The Zoning Commission went into Executive Session at 7:10pm regarding a previous topic to review the topic of Marijuana where a legal opinion was rendered and something was to have been entered into the Zoning laws ~~with the Trustees but that may not have happened~~. No decisions made and were back on the record at 7:18pm.
10. Agreed that for "regular meetings" keeping on the zoning FaceBook page is sufficient as Fiscal Officer had already placed ad in paper notifying our regular time to be 1st and 3rd Thursdays.

11. Cass was to have called to find out why only 2008 Zoning version is on line (not 2015 one) but didn't get to it.

*See trustee
minutes
4/17/2016*

12. No Zoning report. Marshall Goff was on vacation.
13. Zoning Commission members for any open items? Motion was made by Becca to adjourn the Business Section and move to the Public Input Portion of the meeting at 7:25 pm.
- a. Seconded by Stacey.
 - b. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

PUBLIC INPUT SECTION


- No one gave any public input.
14. Cass motioned that we end the Public Input Portion of our meeting at 7:25 pm . Advised residents they were welcome to stay and listen as the Zoning Commission goes went into their their “Work Session”.
- a. Seconded by Becca
 - b. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

WORKING SESSION – ZONING COMMISSION ONLY PARTICIPATING

15. **NEW ITEMS:** Cass asked members if there were any NEW topics to bring up:
- a. Becca asked why we don’t have a “clean up day” like other communities? Are trustees working on this?
 - b. Maps are missing between pages 37 and 38 in a few Zoning books. Fiscal Officer to get them.
 - c. Everyone signed off on their hours so Fiscal Officer can pay Zoning members (\$ 25 per meeting).
16. **COMPREHENSIVE PLAN BRAINSTORMING:** Group continued to discuss ideas regarding a “comprehensive plan” for where we think our community may want to move towards. Zoning should have this so we aren’t making decisions “one off” or that are disjointed. We would have some idea of what we are zoning “towards” as we make decisions.
- a. Several samples (pages 5 & 6) were handed out by Cass at the June 7th meeting.
 - b. EXAMPLE:
 - i. The Dollar Store is very convenient for residents. Viewed as a positive. But if that were closer to the center of town, would that be okay? Or do we want the center of town to remain “quaint” and let some “conveniences” come in but keep them a certain distance from town? Those kinds of ideas.
 - ii. Small businesses. Do we want our zoning to encourage more small businesses even outside of town as long as they don’t become “high intensity”? For example we talked about Kidron and how the interesting shops bring in visitors and revenue and tax dollars that could help fund a stronger community. No decisions were made—just that we should be thinking about getting resident inputs on a longer-term plan for the community and make sure our zoning permits and supports the longer-term plan.
 - iii. As we look 20 years from now, what zoning may need changed? EXAMPLE: Would we want to consider being able to keep more retirees in the community by having smaller lots & smaller home sizes within a 1 mile radius of the center of town? But keep the bulk of the community lot sizes and home sizes as they are.

17. ***RUNNING LIST WE NEED TO WORK ON REGARDING THE CURRENT 2015 ZONING BOOK:*** We identified some areas in the current zoning we want to put on our list to discuss and over time, maybe clarify in a comprehensive update to the 2015 zoning book. This is a running list we need to address over time. Community input would be great.
- a. At the next meeting, everyone will bring a definition of “junk” just to see what ideas we have to tighten the current definitions on pages 18 and 43 of the current 2015 zoning book. Cass handed out a few she pulled from the internet. Need Marshall’s inputs also.
 - b. Discussed that the definition of “nuisance” on pages 21 and 38 may need looked at.
 - c. Definition of prohibited incidental businesses on page 46 could be looked at.
 - d. Already identified to look at is “residential enterprise” high intensity/low intensity pages 22, 45, 51.
 - e. Concern of people living in sheds has been raised recently.
 - f. The commercially “spot zoned” golf course.
 - g. Lot sizes and set backs vs. lot widths.
 - h. Discussion of why road frontage is on Marshall’s form but only lot width is in our book.
 - i. Question of whether current residence size of 1,390 square feet is too large for older people to maintain as they get older as well as the 3 acre lot size. Zoning Commission took this discussion up later in their work session.
 - j. Question was raised on golf course land that may be coming up for sale again. Appears there was “spot zoning” as that is commercial but is on township roads where most commercial zoning is on state routes. It is the only piece zoned commercial in that situation. Zoning Commission to research this.
 - k. Shooting range (topic from prior meeting).
 - l. Marijuana farm (topic from prior meeting).
 - m. Fix section 904-905 issue (new June 21 meeting)
18. Stacy motioned to adjourn the meeting at 8:15 pm.
- a. Seconded by Rick
 - b. Roll Call vote taken:
 - i. Cass Birchbauer (affirmative)
 - ii. Stacey Hartman (affirmative)
 - iii. Becca Maurer (affirmative)
 - iv. Rick Shumaker (affirmative)
 - v. Jerry Hodge (not present)

APPROVAL OF ZONING COMMISSION MEETING MINUTES for June 21, 2018.


Cassandra Birchbauer, Chairperson

7/5/2018


Stacey Hartman, Vice Chairperson

7/5/2018


Becca Maurer, Secretary

7/5/18


Rick Shumaker, Zoning Commission

7-5-18

NOT PRESENT
Jerry Hodges, Zoning Commission
