

Minutes

Nimishillen Township Board of Zoning Commission

Work Session

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, April 18, 2018 – 7:00 PM

Board Members Present: Regan Starkey, Chairman
Brent Hunter, Secretary
Herb Klebaum, Member
Tom Davis, Member
Glenn Heiller, Alternate

Board Members Absent: Larry Marks, Vice-Chairman

Township Secretary: Shelby Dieffenbaugher

Purpose: Discuss revisions to the current Nimishillen Township Zoning Resolution

CALL WORK SESSION TO ORDER:

Chairman Regan Starkey introduced the Board and other staff members present.

Old Business:

Chairman Regan Starkey stated Tom Davis provided typed information with the suggested changes for the Board to review. Chairman Starkey handed the meeting over to Mr. Davis to explain the information he provided. *(Copies attached)*

Discussions were held on the following Old Business:

- Discarded Motor Vehicles
 - The Board reviewed the suggested changes for Discarded Motor Vehicles

After reviewing the definition for Discarded Motor Vehicles, the Board was okay with the suggested changes.

- Fence Definition & Section 602.9 Fences, Walls, & Hedges
 - The Board reviewed over the proposed Fence Definition & Section 602.9

After reviewing the definition for Fences & Section 602.9, the Board was okay with adding with the suggested changes.

- Section 603.5 Swimming Pools
 - The Board reviewed suggested changes to Section 603.5
 - The Board held a discussion regarding the proposed changes of 1.5 feet to 2 feet
 - The Board held a discussion regarding the term storable pool that was added

After reviewing Section 603.5 Swimming Pools, the Board was okay with the suggested changes.

- Section 1102, 148 Adult Entertainment
 - Reviewed the changes to Section 1102, Item 148 – Adult Entertainment
 - The Board held a discussion regarding the changes from 1,000 ft. to 2,000
 - The Board held a discussion about “any residence” – is that from the house/structure or the property line

After reviewing Section 1102, 148 Adult Entertainment, the Board decided the “any residence” means from the property line and the Board was okay with the suggested changes.

- Section 1102, 146 Communication Tower Restrictions
 - The Board reviewed of the changes to Section 1102, 146 – Communication Tower Restrictions

After reviewing Section 1102, 146 Communication Tower Restrictions, the Board was okay with the suggested changes.

- Solar Energy Systems, Solar Energy Equipment, Solar Energy Production Facilities
 - The Board reviewed the additions of definitions for Solar Energy Systems, Solar Energy Equipment, Solar Energy Production Facilities
 - The Board reviewed the height changes to Section 602.2
 - The Board reviewed the addition of Section 603.11 Solar Energy Systems, 603.12 Solar Energy Production Systems

After reviewing the definitions of Solar Energy Systems, Solar Energy Equipment, Solar Energy Production Facilities and the additions of Section 603.11 & 603.12, the Board was okay with the suggested changes and additions.

- Small Structure-Mounted Wind Energy System
 - The Board reviewed the definition of Small Structure-Mounted Wind Energy System
 - The Board reviewed the changes to Section 602.2 and Section 603.9 Small Wind Energy Systems

After reviewing the definition of Small Structure-Mounted Wind Energy System and the changes to Section 602.2 & 603.9 Small Wind Energy Systems the Board was okay with the suggested changes.

The Board held a discussion about changes and additions to Manufactured Home, Mobile Homes, and adding a section for Tiny Homes.

The Board held a discussion about Plain Township’s definitions for Tractor-Trailer (Semi).

- Section 603.7 Restrictions on the Parking and Storage of Vehicles

- The Board held a discussion regarding the trailer length – 30 ft. vs. 53 ft.
- The Board held a discussion regarding the tonnage allowed – 1 ½ ton vs. 2 ½ ton
- The Board held a discussion regarding the verbiage for the parking/storage of tractor-trailers, truck tractors, or truck trailers greater than the suggested 53 ft.
- The Board held a discussion regarding the owner’s livelihood

After discussion, the Board decided to remove the suggested changes, “is allowed with a minimum of two (2) acres, must have a license and is being used for residents’ livelihood” to Section 603.7.

REGAN STARKEY MOTIONED TO ELIMINATE “IS ALLOWED WITH A MINIMUM OF TWO (2) ACRES, MUST HAVE A LICENSE AND IS BEING USED FOR RESIDENTS LIVELIHOOD” AND SAY “GREATER THAN 53 FT. SHALL BE PROHIBITED IN ALL RESIDENTIAL DISTRICTS” SECONDED BY HERB KLEBAUM. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.

The Board held a discussion regarding the changes from 1 ½ ton to 2 ½ ton. After discussion, the Board agreed to change 1 ½ ton to 2 ½ ton.

TOM DAVIS MOTIONED TO CHANGE 1 ½ TON TO 2 ½ TON IN SECTION 603.7 SECONDED BY REGAN STARKEY. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.

- Accessory Use or Structure Definition & Section 602.4 Accessory Buildings, Structures & Uses
 - The Board reviewed the definition of Accessory Use or Structure
 - The Board reviewed the suggested changes to Section 602.4

After reviewing the definition of Accessory Use or Structure and the changes to Section 602.4 Accessory Buildings, Structures, & Uses the Board decided not to use the suggested changes to Section 602.4.

- Skilled Games Definition – Canton Township
 - The Board held a discussion about adding a Skilled Games definition to the Book
 - The Board reviewed over Canton Township’s definition for Skilled Games

After reviewing the definition of Skilled Games from Canton Township, the Board decided not to add anything to our Book.

- Microbrewery & Restaurant Definitions
 - The Board held a discussion about adding a definition for Microbrewery & Restaurant

- The Board held a discussion about adding microbreweries & restaurants to Section 712.2

After reviewing the definition for Microbreweries and Restaurants, the Board decided to table this discussion until the next meeting.

The Board held a discussion about setting the next work session date. The Board decided to meet next on Wednesday, May 23, 2018 at 7 p.m.

Approval of Minutes:

The Board did not approve the past Work Session minutes. They will be reviewed and approved at the next week session.

Adjournment:

REGAN STARKEY MOTIONED TO ADJOURN AT 8:03 PM SECONDED BY HERB KLEBAUM. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.

Regan Starkey, Chairman
 Nimishillen Township Board of Commission
 Commission

Brent Hunter, Secretary
 Nimishillen Township Board of

/sd