

# Minutes

## Nimishillen Township Board of Zoning Commission

### Work Session

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, May 23, 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

**Zoning Inspector:** Jeff Shipman

**Township Secretary:** Shelby Dieffenbauger

**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 the Board will go through and double check everything that was voted on before. (*Copies attached*) Chairman Starkey introduced himself to the new Zoning Inspector and the new Zoning Inspector Jeff Shipman introduced himself to the Board.

### **Discussions were held on the following Old Business:**

- Discarded Motor Vehicles (Pg. 1)
  - 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 (Pg. 2)
  - The Board reviewed over the proposed changes to Fence Definition & Section 602.9
  - Discussion was held regarding having a permit required for a fence

After reviewing the definition for Fences & Section 602.9, the Board was okay with adding with the suggested changes and having a permit required for fences.

- Section 603.5 Swimming Pools (Pg. 3)
  - 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

Zoning Inspector Jeff Shipman asked the Board why they changed the feet to 2 ft. The Board said it is because of the Walmart pools. After reviewing Section 603.5 Swimming Pools, the Board was okay with the suggested changes.

- Section 1102, 148 Adult Entertainment (Pg. 4)
  - 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

After reviewing Section 1102, 148 Adult Entertainment, the Board was okay with the suggested changes.

- Section 1102, 146 Communication Tower Restrictions (pg. 5)
  - The Board reviewed over the additions of having the owner/operator of the tower get an annual bond
  - The Board held a discussion on the cancellation dates for the bond
  - The Board held a discussion about adding a bond requirement for wind mills/turbines
- Small Structure-Mounted Wind Energy System (Pg. 7)
  - The Board held a discussion about requiring a bond for Wind Mills like for Communication Towers
  - The Board held a discussion about how high and how many kilowatts of the Wind Mills that should be bonded
  - The Board reviewed over the current changes for Small-Mounted Wind Energy

After reviewing Small-Mounted Wind Energy, the Board was okay with the suggested changes and decided to research about requiring a bond.

- Solar Energy Systems, Solar Energy Equipment, Solar Energy Production Facilities (Pg. 6)
  - The Board reviewed the additions and changes to the definitions for Solar Energy Systems, Solar Energy Equipment, Solar Energy Production Facilities, Section 602.2, Section 603.11 Solar Energy Systems, and 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.

- Mobile Home, Tractor-Trailer (Semi), & Trailer (Pg. 8)
  - The Board reviewed the additions and changes to the definitions for Mobile Home, Tractor-Trailer (semi), and Trailer
  - The Board held a discussion about the addition of Tiny Home to the Mobile Home definition

After reviewing the definitions of Mobile Home, Tractor-Trailer (Semi), and Trailer, the Board was okay with the changes and the addition of Tiny Home to the Mobile Home definition.

- 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

After discussion, the Board decided to remove tractor-trailer, truck-tractors from Section 603.7.

“Parking or storage of ~~tractor-trailers, truck-tractors or~~ truck trailers greater than ~~30~~ **fifty-three (53)** feet in length shall be prohibited in all residential districts.”

The Board held a brief discussion about the suggested changes of requiring a bond in Section 1102, 146 Communication Tower Restrictions.

**New Business:**

Chairman Regan Starkey informed the Board he heard from the 1 Trustees Meeting about a problem with bees. The Board held a discussion about adding something in regards to bees in the book. After discussion, the Board felt it is an agricultural use and we can’t do anything about that. Discussion followed.

Discussion was held about when to hold the next meeting.

Discussion was held about microbrewery and a farmstead brewery.

The Board decided to discuss bonds for wind mills, to research the height & kilowatts, and microbrewery. Zoning Inspector Jeff Shipman asked the Board to look into possibly getting a high grass bond for properties with high grass & weeds.

**Approval of Minutes:**

*REGAN STARKEY MOTIONED TO APPROVE THE MINUTES FOR MARCH 28, 2018 AS WRITTEN SECONDED BY TOM DAVIS. The Board responded by saying ‘I’. **ALL WERE IN FAVOR. MOTION CARRIED.***

*REGAN STARKEY MOTIONED TO APPROVE THE MINUTES FOR APRIL 18, 2018 AS WRITTEN SECONDED BY HERB KLEBAUM. The Board responded by saying ‘I’. **ALL WERE IN FAVOR. MOTION CARRIED.***

The Board held a discussion about setting the next work session date. The Board decided to meet next on Wednesday, June 20, 2018 at 7 p.m.

**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.**

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Regan Starkey, Chairman  
Nimishillen Township Board of Commission  
Commission

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Brent Hunter, Secretary  
Nimishillen Township Board of

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*Zoning Board of Commission Minutes: 2018 – 2018 May 23 Work Session*