

# Minutes

## Nimishillen Township Board of Zoning Commission

### Work Session

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, February 20, 2019 – 7:00 PM

**Board Members Present:** Regan Starkey, Chairman  
Larry Marks, Vice-Chairman  
Herb Klebaum, Member  
Rich Linder, Member  
Glenn Heiller, Alternate

**Board Members Absent:** Brent Hunter, Secretary

**Trustees Present:** Jennifer Leone

**Zoning Inspector:** Jeff Shipman

**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.

### **Organization of the Board of Zoning Commission:**

#### **Election of Officers:**

The Board held a discussion on who should be appointed as the Chairman, Vice-Chairman, and Secretary for the Board this year.

*LARRY MARKS MOTIONED TO NOMINATE REGAN STARKEY AS CHAIRMAN SECONDED BY HERB KLEBAUM. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.*

*REGAN STARKEY MOTIONED TO NOMINATE LARRY MARKS AS VICE-CHAIRMAN BY HERB KLEBAUM. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.*

*REGAN STARKEY MOTIONED TO NOMINATE BRENT HUNTER AS SECRETARY SECONDED BY LARRY MARKS. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.*

### **Old Business:**

Chairman Regan Starkey stated the Old Business is all of the changes that they have voted on. Chairman Starkey stated the changes were sent to Regional Planning and they wanted the changes in a book form. The book form was sent it and Regional Planning sent it back with their changes. The Board made the necessary changes and now they will send that in and if Regional Planning agrees than it will go to the Trustees for final approval. Chairman Starkey stated he would like to go over all the Sections from Regional Planning.

### **Discussions were held on the following suggestions from Regional Planning:**

- Section 603 Article 6 Small Wind Energy Systems
  - Discussion of the height

- Discussion of 110kw vs 5MW
- Definitions discussed:
  - Accessory Solar Energy System
  - Solar Photovoltaic
  - Solar Thermal
  - Principal Solar Energy Production Facility
  - Solar Energy Equipment
- Section 603.12 Accessory Solar Energy Systems
- Section 603.13 Principal Solar Energy Production Facility
- Discussions of group activities & churches
- Section 602.4 Accessory Buildings, Structures, and Uses
- Definitions discussed:
  - Storage
  - Discarded Motor Vehicle
  - Fence
  - Restaurant
  - Microbrewery, Brew-Pub, Craft Brewery, Winery
  - Mobile Home
  - Tractor-Trailer (Semi)
  - Trailer
  - Commercial Wind Energy System
- Section 602.9 Fences, Walls, and Hedges
- Section 603.5 Swimming Pools
- Section 603.9 Adult Entertainment
  - Discussion about what an amusement arcade is
  - Discussion about skilled games
- Communication Tower Restrictions
- Section 603.9 Adult Entertainment Uses
- Section 603.7 Restrictions on the Parking and Storage of Vehicles
  - Discussion of the 53 ft. in length trailer – The Board would like to leave as it and not change the length
- Section 712 B-2 Neighborhood Business District
  - Discussion about the addition of microbreweries
- Section 721 I-1 Light Industrial District
  - Discussion about the addition of microbreweries
- Section 603.9 Small Wind Energy Systems
- Section 602.2 Permitted Height Exceptions
  - Discussions of the additions – Wind Power generating towers & Solar Power generating structures

After much discussion, *REGAN STARKEY MOTIONED TO ACCEPT CHANGES TO BOOK AS DISCUSSED TONIGHT SECONDED BY HERB KLEBAUM. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.*

Roll call voting:	Larry Marks	--	Yes
	Regan Starkey	--	Yes

Glenn Heiller	--	Yes
Herb Klebaum	--	Yes
Rich Linder	--	Yes

**New Business:**

Chairman Starkey stated for New Business would be to discuss at the next meeting is parking.

The Board held a discussion about when to have the next meeting.

**Approval of Minutes:**

*REGAN STARKEY MOTIONED TO APPROVE THE MINUTES FOR NOVEMBER 14, 2018 AS WRITTEN SECONDED BY LARRY MARKS. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.*

*REGAN STARKEY MOTIONED TO APPROVE THE MINUTES FOR JANUARY 16, 2019 AS WRITTEN SECONDED BY GLENN HEILLER. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.*

The Board held a discussion about the annual Regional Planning dinner comping up.

The Board held a discussion regarding the next Work Session. After discussion, the Board decided to have the next Work Session on Wednesday, March 13, 2019 at 7 p.m.

**Adjournment:**

*REGAN STARKEY MOTIONED TO ADJOURN AT 7:53 PM SECONDED BY LARRY MARKS. 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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Larry Marks, Vice-Chairman  
Nimishillen Township Board of

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