

Minutes
Nimishillen Township Board of Zoning Commission
Work Session
4422 Maplegrove NE, Louisville, OH 44641
Wednesday, October 16, 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

Zoning Inspector: Jeff Shipman

Township Secretary: Shelby Dieffenbauger

Purpose: Discuss revisions to the current Nimishillen Township Zoning Resolution

CALL WORK SESSION TO ORDER:

Chairman Starkey introduced the Board members present, the Zoning Inspector, and the Township Secretary.

Approval of Minutes:

Chairman Starkey asked if everyone had a chance to read the August 14, 2019 minutes. The Board stated yes.

REGAN STARKEY MOTIONED TO APPROVE AUGUST 14, 2019 MINUTES AS WRITTEN SECONDED BY LARRY MARKS. The Board responded by saying 'I'. ALL WERE IN FAVOR. MOTION CARRIED.

Old Business:

Chairman Starkey stated before the Board discusses the grandfather clause, he would like to discuss where they are at with Airbnb. Zoning Inspector Jeff Shipman stated he sent an email today. Mr. Shipman informed the Board that he attended a meeting at the County and from now on Hope will be the contact at the Prosecutor's Office. Mr. Shipman stated he spoke with a gentleman from the Prosecutor's Office at the meeting and said that they have been getting our stuff kind of late from them. Mr. Shipman stated the gentleman said they will work on getting the information to us sooner. Discussion followed.

The Board held a discussion regarding writing a definition for grandfather clause. The Board discussed a time limit for the definition. The Board decided of a time limit of 1 year. The Board held a discussion about including in the definition change of property ownership. Zoning Inspector Jeff Shipman informed the Board that whatever they come up with for the definition, they can send it to Regional Planning for review instead of the Prosecutor's Office. Discussion was held on what

other townships had in their books for grandfather clause. After discussion, the Board approved a definition for grandfather clause in regards to conditional uses.

REGAN STARKEY MOTIONED TO ADD THE FOLLOWING DEFINITION:

“Grandfather Clause – any conditional, non-conforming use that was established prior to any zoning regulations that it violates. It can be revoked if not used for one (1) year or change of property owner or conditional permit is not renewed annually.”

SECONDED BY HERB KLEBAUM. The Board responded by saying ‘I’. **ALL WERE IN FAVOR. MOTION CARRIED.**

Chairman Starkey stated the Board would like this definition to be sent the Regional Planning for review.

New Business:

Chairman Starkey asked if there is any New Business to discuss. Zoning Inspector Jeff Shipman stated he has some things that the Board should take a look at.

Discussions was held on the following:

- Requiring a Fence Permit
- Changing the fees for Pool Permits – based on the size of the pool
- Changing the fees for Deck Permits – based on the square footage
- Discussion regarding the fees for Zoning Permits, Sign Permits, Dwelling Permits
- Discussion regarding updating the section on lighting for signs

After much discussion, Chairman Starkey would like to take these suggestions to the Trustees for changes to fees for fence, pools, deck, and signs.

Zoning Inspector Jeff Shipman asked the Board if they would like to move church buildings in R1 from conditional use to permitted use. After much discussion, the Board agreed to move church buildings to permitted use in R1.

Zoning Inspector Jeff Shipman informed the Board that the State has been thinking of having sidewalks and driveways looked at more closely so the driveways are installed properly. Mr. Shipman stated there is nothing in the book in regards to sidewalks and driveways. After discussion, Chairman Starkey stated he would like to look at driveway aprons more closely and asked the Board to table this discussion to the next work session. Chairman Starkey stated he would like to do more research on driveway aprons. The Board agreed.

The Board held a discussion on when to have the next Work Session. After discussion, the Board decided the next Work Session will be Wednesday, November 20, 2019 at 7 p.m.

Adjournment:

REGAN STARKEY MOTIONED TO ADJOURN AT 7:48 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

Larry Marks, Vice-Chairman
Nimishillen Township Board of Commission

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Zoning Board of Commission Minutes: 2019 – 2019 October 16 Work Session