

V. Ch. Hoop called the Board of Zoning Appeals Regular Meeting to order on January 9, 2019 at 7:16 p.m.

Roll Found: Hoop, Zeleznak, and Budd. Also present were Alternate Member Boleman, Alternate Member Schaefer, Trustee Schulte, and Zoning Inspector Wilson. Chairman Calabro had an excused absence and Mainzer was absent.

V. Ch. Hoop asked if everyone had a chance to review the meeting minutes from the December 12, 2018 Regular Meeting and if there were any comments. There were no comments.

V. Ch. Hoop asked for a motion to approve the minutes from the Board of Zoning Appeals Regular Meeting held on December 12, 2018.

- Mr. Zeleznak moved.
- Mr. Budd seconded.
- There was no discussion.
- The Board was polled. All were in favor.

V. Ch. Hoop stated that the next meeting will be Wednesday, February 13, 2019 at 7:00 pm. He noted that as of today's date, there have been no applications filed to be heard by the Board of Zoning Appeals in February.

V. Ch. Hoop asked for reports from the Board Members. No reports were given.

Trustee Schulte commented on the Trustee Organizational meeting held the first of the year. He highlighted on the following:

- Board of Zoning Appeals compensation of meetings - there were no changes and will stay the same.
- Board Appointments and Terms – Jeff Hoop's five year term expires next year. The alternates are renewed annually.
- Zoning Board members participation at meetings other than for their respective board will be by request of the Zoning Chairperson and approval of the Trustee Liaison, and as needed. Trustee Schulte provided a brief explanation of the reason for the change. Further discussion ensued. In the future, if an expert is needed to explain the Zoning Code, the Board may consider calling on George Smerigan.

Trustee Schulte stated that George Smerigan, Tactical Planning has been working with the Zoning Commission Board to establish text language for Alternative Energy. Mr. Smerigan has offered proposed language which entails adding a Chapter 18 – Alternative Energy Facilities (includes solar, wind and wood burners) to the Zoning Resolution to include an updated definition for structure.

Mr. Zeleznak asked if the Board of Zoning Appeals could obtain a copy and Trustee Schulte stated that he would forward it to the Board. Further discussion ensued.

Trustee Schulte stated that the Zoning Commission will be looking at agriculture and agritourism next. Mr. Smerigan will be working with the Zoning Commission to move forward. Further discussion ensued regarding the current rules with the ORC and what is outlined within our Zoning Code. Based on the Zoning Code, presently, there are no restrictions or limitations on Agriculture in any district.

- HOA bylaws may have restrictions. However, it was noted that Brookside for instance, does not have an active HOA and therefore, agriculture exists on small lots.

Trustee Schulte added that once the Zoning Commission reviews the proposed language for Alternative Energy and agree to move forward, the overall process should be go rather quickly.

Zoning Inspector Wilson provided an update on the recent Variance Request for installation of a solar array panel on Stony Hill. He stated that he has been in contact with Brian Richter as well as representatives from Yellowlite. Mr. Wilson stated that Yellowlite has submitted a new proposal and the project is pending - changes would have to comply with the Zoning Code. Mr. Wilson will follow up with Yellowlite.

There was question about the garage at the Sturgill residence on Lakecrest that needs to be taken down and moved and the accessory building at the Mills residence on Oakwood. Trustee Schulte stated that the Sturgill case is still under review by the legal/court system. The accessory building on Oakwood has not been moved to date, as there is some land clearing that needed done first. Zoning Inspector Wilson stated he will follow up with the property owner to obtain a status on the project.

Ms. Peterlin stated that she will be updating the contact information list and will provide a copy at the next meeting.

V. Ch. Hoop stated that he would entertain a motion to adjourn the January 9, 2019 Regular Meeting at 7:40 am.

- Mr. Zeleznak moved.
- Mr. Budd seconded.
- No further discussion
- The Board was polled. All were in favor.

The Board of Zoning Appeals Regular Meeting adjourned at 7:40 p.m.

Suzanne Peterlin, Recording Secretary

Minutes Approved: \_\_\_\_\_, 2019

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Jeff Hoop, Vice-Chairman

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Dave Zeleznak, Member

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William Budd, Member

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Donna Boleman, Alternate

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Bill Schaefer, Alternate