

**Minutes**  
**Nimishillen Township Board of Zoning Commission**  
**Work Session**  
**4422 Maplegrove NE, Louisville, OH 44641**  
**Wednesday, June 20 2018 – 7:00 PM**

**Board Members Present:** Regan Starkey, Chairman  
Larry Marks, Vice-Chairman  
Brent Hunter, Secretary  
Tom Davis, Member

**Board Members Absent:** Herb Klebaum, Member  
Glenn Heiller, Alternate

**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.

**Old Business:**

Chairman Regan Starkey stated the Board needs to discuss Wind Towers – the height and kilowatts, and if a bond should be required for commercial use.

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

- Wind Towers
  - Discussion about restricting/limiting in the districts
  - Discussion of adding a definition for Commercial Wind Energy

After discussion, the Board the decided to add a Commercial Wind Energy definition to the book.

“COMMERCIAL WIND TURBINE: A turbine used to power anything other than a private residence or for profit above 100 kilowatts.”

- Commercial Wind Turbines
  - Discussion of adding to Section 603 of the Zoning Resolution
  - Discussion of requiring a bond similar to Communication Towers
  - Discussion of allowing in only certain districts – B3, I1 & I2
  - Discussion of adding height restrictions

***REGAN STARKEY MOTIONED TO ADD DEFINITION FOR COMMERCIAL WIN TURBINES & SECTION 603.10 – REQUIRE A BOND & ONLY ALLOWED IN B3, I1, & I2 DISTRICTS SECONDED BY BRENT HUNTER. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.***

- Microbrewery
  - Discussion of adding a definition for Microbrewery & Restaurant
  - Discussion of adding additions to Section 712.2 & Section 721.2 for Microbrewery & Restaurant
  - Discussion of changing the word beer in the proposed definition for Microbrewery to alcohol
  - Discussion of adding Distillery & Winery to the definition of Microbrewery

**New Business:**

Zoning Inspector Jeff Shipman informed the Board he would like to review Section 603.3 Visibility at Corner Lots. Discussion followed.

**Approval of Minutes:**

*REGAN STARKEY MOTIONED TO APPROVE THE MINUTES FOR MAY 23, 2018 AS WRITTEN SECONDED BY TOM DAVIS. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.*

*LARRY MARKS MOTIONED TO APPROVE THE MINUTES FOR FEBRUARY 21, 2018 AS WRITTEN SECONDED BY REGAN STARKEY. The Board responded by saying ‘I’. ALL WERE IN FAVOR. MOTION CARRIED.*

The Board held a discussion about setting the next work session date. Chairman Starkey suggested skipping the month of July. The Board agreed. After discussion, the Board decided to meet next on Wednesday, August 22 2018 at 7 p.m.

**Adjournment:**

*REGAN STARKEY MOTIONED TO ADJOURN AT 7:37 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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Brent Hunter, Secretary  
Nimishillen Township Board of

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