

Minutes

Nimishillen Township Board of Zoning Commission

Work Session

4422 Maplegrove NE, Louisville, OH 44641

Wednesday, March 28, 2018 – 7:00 PM

Board Members Present: Regan Starkey, Chairman
Larry Marks, Vice-Chairman
Herb Klebaum, Member
Tom Davis, Member
Glenn Heiller, Alternate

Board Members Absent: Brent Hunter, Secretary

Interim Zoning Inspector: Floyd Fernandez

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.

Chairman Starkey wanted to thank the Trustees for allowing them to attend the RPC Seminar and the annual dinner this year. Everyone found the seminar to be very educational and helpful.

Old Business:

Chairman Starkey stated the Board will review over what they have already approved from the last hearings. Chairman Starkey stated that Shelby the Township Secretary went through the old minutes from the last years meetings and provided the Board with a packet of the suggested changes. *(Copies attached)*

Discussions were held on the following:

- Discarded Motor Vehicles – page 12
 - The Board reviewed the suggested changes, “for more than ninety (90) days (3 months)”, to the definition of Discarded Motor Vehicles.

After reviewing the definition for Discarded Motor Vehicles, the Board was okay with the suggested changes.

- Fence Definition – nothing currently in the book
 - The Board reviewed the Fence Definition
 - Since there is not any definition currently in the book, this definition would be an addition

After reviewing the definition for Fences, the Board was okay with adding it to the book.

- Section 602.9 Fences, Walls, and Hedges – page 25
 - The Board reviewed suggested changes to Section 602.9
 - The Board held a discussion regarding 6 ft. maximum height of a fence

After reviewing Section 602.9 Fences, Walls, and Hedges, the Board was okay with the suggested changes of adding “Zoning permits will be required for fences” to this section.

- Manufactured Home – page 14/15
 - Reviewed the changes to the Manufactured Home Definition
 - Discussion on adding Tiny Homes to the definition
 - Reviewed the suggested additions of the definitions of “Tractor-Trailer (Semi) & Trailer or Mobile Home”

After reviewing the Manufactured Home, Tractor-Trailer (Semi), and Trailer or Mobile Home definitions, the Board was okay with the suggested revisions. After discussion, the Board decided to table the discussion on Tiny Homes for the next work session after doing some research on them.

- Section 603.7 Restriction on the Parking and Storage of Vehicles – page 27
 - Discussion on the suggested changes on Section 603.7
 - “Parking or storage of tractor-trailers, truck tractors or truck trailers length of fifty-three (53) feet (1 trailer only) is allowed with a minimum of two (2) acres, must have a license and is being used for resident’s livelihood, shall be prohibited in all residential districts.”
 - Discussion on the wording of the suggested changes to Section 603.7
 - Discussion of the 1 ½ axel trucks

After discussion, the Board decided to table this discussion at the next work session.

- Section 603.5 Swimming Pools – page 26
 - Reviewed the changes to Section 603.5
 - Depth of 2 ft.
 - Additions: In-ground pool, above-ground pool, & storable pool
 - Addition: “Pools built attached to a deck extending from the home shall have access to the deck other than inside the home controlled by a lockable gate.”
 - Discussion on what was changed in Section 603.5

After discussion, the Board was okay with the suggested changes to Section 603.5 Swimming Pools.

- Adult Entertainment Uses – Page 71
 - Reviewed the changes to Adult Entertainment – 2,000 ft.
 - Discussion on adding 777/Skilled games under Adult Entertainment Uses

After discussion, the Board was okay with the suggested changes of 2,000 ft. for the Adult Entertainment Uses.

The Board held a discussion about adding to the Accessory Buildings section of the Zoning Book saying that no Accessory Building can be built on a vacant lot before a house is built. The Board decided to add this topic to discuss at the next work session.

The Board held a discussion regarding what can be done about skilled games and what other townships have done about them. After discussion, the Board suggested contacting the Prosecutor regarding what they can do about skilled games.

Chairman Starkey stated that for the next work session the Board will discuss skilled games, tiny homes, and accessory buildings.

Approval of Minutes:

The Board reviewed over the February 21, 2018 minutes. The minutes were not approved due to Brent Hunter’s absence. The approval of the minutes was tabled to the next work session.

The Board held a discussion about setting the next work session date. The Board decided to meet next on Wednesday, April 18, 2018 at 7 p.m.

The Board held a discussion about having a work session for May.

Adjournment:

REGAN STARKEY MOTIONED TO ADJOURN AT 7:58 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
Commission

Larry Marks, Vice-Chairman
Nimishillen Township Board of

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