

THORN TOWNSHIP ZONING COMMISSION MEETING MINUTES

Date: 02/12/2024

Meeting Type: Regular Meeting

Meeting Location: Thorn Township Building, 13780 Zion Road, Thornville, Ohio

Board Members Present: Wayne Gniewkowski, Mark Huggins, Jim Hay, Mark Becker, Mary Alice Stidham, Alternate Sandy Davis, and Alternate Chad Eveland

Zoning Department Members Present: Ed Corns, Zoning Inspector and Deborah Morgan, Zoning Secretary

Guests Present: None

2024 Organizational Meeting

2023 Chairperson Wayne Gniewkowski opened the 2024 Organizational Meeting at 6:30 p.m. Roll call was taken and all regular members and alternates were present.

Nominations for 2024 Chairperson: Jim Hay nominated Wayne Gniewkowski for 2024 Chairperson and Mark Becker seconded the motion. The motion was approved with a unanimous yes vote of all regular members present, with Mr. Gniewkowski abstaining

Nominations for 2024 Co-Chairperson: Jim Hay nominated Mark Becker for the 2024 Co-Chairperson and Wayne Gniewkowski seconded the motion. The motion was approved with a unanimous yes vote of all regular members present, with Mr. Becker abstaining.

Monthly Meeting Time & Date: Mark Becker moved to set the monthly meeting date to the 2nd Monday of each month at 6:30 p.m., with Mary Alice Stidham seconding the motion. The motion was approved with a unanimous yes vote of all regular members.

With no further business for the organizational meeting, the meeting was closed at 6:34 p.m.

February Regular Zoning Meeting

The regular monthly meeting was called to order by Chairman Gniewkowski at 6:35 p.m.

The minutes of the December 2023 regular meeting were reviewed. Jim Hay moved to approve the minutes as presented, Mark Becker seconded the motion. The motion passed by a unanimous yes vote of all regular members present.

District Change Application Presentation

A District Change application was submitted to the Zoning Secretary, the secretary distributed the district change applications to all board members and requested that the board set a date for a public hearing for the application.

Mark Becker moved to set the public hearing for 3/11/2024 at 6:30 p.m., Jim Hay seconded the motion. The motion passed by a unanimous yes vote of all regular members present.

The regular monthly meeting will follow immediately after the conclusion of the public hearing.

Open Items for Discussion

None

Zoning Inspector Report

Inspector Corns reported the following recent permits:

- Accessory building on Zion Road
- Accessory building on State Rt. 188
- New build on Honey Creek Road
- Accessory building on Zion Road
- 2 lot splits on Honey Creek Road

- Inground Pool on Twp. Rd. 393
- Inground Pool on Twp. Rd. 412

Inspector Corns reported the following 2023 zoning permit activity: 20 accessory buildings, 10 lot splits, 30 new builds, 6 remodels, 1 district change, and 13 others (boat docks, pools, etc.)

Visitor Comments

None

Zoning Commission Member Comments/Questions

Alternate Sandy Davis wanted to know where the funds go that zoning collects. Zoning Inspector Corns stated that it goes into the General Fund, which is used for Zoning expenses. Alternate Davis wanted to know if there was anything that could be done about Airbnb's, specifically the boats associated with those Airbnb's along the docks on the canals. She was wondering if something could be added to the zoning regulations in the future to regulate that, a brief discussion was held. Member Mary Alice Stidham wanted to know the status of the campground on Blackbird Lane. Inspector Corns reported that the owner is up to date with all required permits and the project is moving forward.

Agenda for next Monthly Zoning Meeting

Public Hearing – District Change Application

Regular Monthly Meeting:

Open Items for Discussion

After no further business the meeting was adjourned at 6:56 p.m.

Respectfully submitted:

Deborah Morgan, Zoning Secretary