

Zoning Commission Meeting on November 21, 2023 at 7:00 P.M. at the Scioto Township Service Center.

Members present: Chair Weatherhead, Scott, and Hamilton

Chair Weatherhead called the meeting to order.

Scott made a motion to accept the September 19, 2023 minutes. Hamilton seconded. Vote: Weatherhead and Scott Yes and Hamilton abstained.

Hamilton made a motion to accept the October 24, 2023 minutes and Scott seconded. Vote: All Yes

Jeremy Francis- Thraikill Road was present.

No old business.

New business: Jeremy Francis- Thraikill Road. Mr. Francis wants to rezone a lot split. The letters were sent to nearby neighbors and none were there to object. The package was completed. The Health Department approved the septic system. The dimensions are 164 x 270. There was a BZA hearing on the parent parcel of this lot since the removing of this lot from the parent parcel creates a non-conforming lot. The parcel needs to be given a new number. The county said that the reason that they had not given a new number to this parcel is because they are running behind. It may take 3-4 weeks to receive a new number. Soil and Water approved the big lot (15.77ac). All setbacks are ok for the 1 acre lot for the new home. There will be 116 feet nonconforming left on the original parcel. There are several houses on Thraikill Road that are less than 300 feet for their road frontage.

The first septic system is conventional and the second peat moss. Hamilton saw that the lot number was crossed off and was left blank. Inspector Jahn fixed it.

The Health Department or planning commission had the wrong wording. The correction was made on the packet. Weatherhead made a motion to approve and Scott seconded it. Vote: All Yes.

This needs to go to the Trustees to get their approval within 30 days. It will be advertised again to be heard at the Trustee Meeting.

There will be a meeting on December 19, 2023 to discuss the 70 acre property on the corner of Commercial Point Road and Graham Road.

Estate Lots need to be brought in to the Zoning Commission.

Jahn told the commission that there may be 3 properties brought to the BZA in January 2024: (Route 316), (Matville Road), and (Walker Road).

Travis Schulz will be the new Zoning Inspector starting January 2024.

Estate Lots and Comprehensive Land Use will be discussed at the January 2024 meeting.

Scott made a motion to adjourn the meeting and Weatherhead seconded it. Vote: All Yes