

Zoning Commission Meeting on Tuesday, May 20, 2025 at 7:00 P.M. at the Scioto Township Service Center.

Members Present: Chair Weatherhead, Wasmus, Younkin, Scott, Gordon, Sherrill

Chair Weatherhead called the Meeting to Order at 7:00 P.M.

Gordon made a Motion to accept the Minutes of the April 15, 2025 and Younkin seconded. Wasmus wanted to amend the statement that he said on April 15 about the possibility of remote meetings to read in case of an emergency. Another motion was made to accept the revision of the minutes by Wasmus and seconded by Scott. Vote: All Yes

A Hearing for a Wedding Venue was held. The owner of this is Tony Repetta 11079 Coontz Road, Orient Ohio. Mr. Repetta wants to change his Zoning from Ag to Special Use for his Venue.

Mr. Repetta spoke to the Board. He bought this property 5-6 years ago and wanted to fix it up to improve the Property. An Air BnB was ran on this property. He renovated the Barn to use as a Wedding Venue, Birthday parties and Showers. Last October-November he first went to find out how to run the business correctly and getting building permits that he needed. He received a Certificate of use from the County and then he came to the Township for Approval to change from Ag to Special Use. Chair Weatherhead asked him who told him to go to the County first. He came to Zoning Inspector Schulz about a Variance and was told to go to the County. At first, he was told he needed a Variance, but then found out that he needed a Zoning Change by the Township Lawyer.

There were several people who attended the Meeting to speak out against the Venue. Some of their concerns were about alcohol safety, noise concerns and late hours of music playing. They were told that the music would be off by 10:00 P.M. on Friday and Saturdays and 8:00 P.M on Weekdays. Mr. Repetta said that alcohol would be controlled and there would be the Air B and B to provide overnight if anyone would consume too much alcohol. Maximum capacity is 125 and 25-30 cars in the parking lot. There would be an average of 75 people at the parties.

Younkin asked why Special Use and not Planned Use. Z.I. Schulz said because Attorney Griggs said to do it this way.

Scott Reyheiser 11086 Coontz Road was in Attendance to speak and said that his wife wanted to talk to the Repettas about their Venue but it did not happen. He wondered if noise continued later than what they were told, who could you call to complain. The Trustees would be the ones to call. He had a customer of the Air B and B wander on his property.

Dennis Allen 11141 Coontz Road was here to speak against the Zoning Change. He was one of the former Zoning Inspectors for Scioto Township and brought up why the Repettas were not

told to get their certificate from the Township first. He brought up emails between the Zoning Inspector and Mr. Repetta. A petition was brought to the Board. Mr. Allen is concerned about loud music causing disturbances. Chair Weatherhead said that the facts were presented well and asked how Mr. Repetta was able to get by so long without the Township Certificate.

Mike Waters 7521 S.R 762 lives adjacent to this property and opposed the Zoning Change. He has had to deal with multiple trespassers from this property. He was also concerned about the water drainage, the ceiling lights from the Venue shines in his home.

Mark Miller 11421 Coontz Road spoke against the Venue and said that there is a lot of information missing including a parking plan. He was also concerned about the septic system being shared with the barn and house. He wanted to know if the Health Department was aware of this. Where would a new septic system go?

Steve Miller was in attendance to be the Legal Counsel for the Repettas. He said that people like to come to the country for weddings and they are usually only busy four months out of the year.

Mr. Repetta was asked if he is using the Venue and he said only for personal use. It was mentioned about the Review Page and Mrs. Repetta said that they are not real reviews but AI.

Chair Weatherhead said that the Trustees will have the Final say. This will be brought to the Trustees at the June 12, 2025 Meeting. Chair Weatherhead said that he goes by what the Zoning Book says. The Septic System is not correct.

Chair Weatherhead made a Motion to Deny the Zoning Change and Wasmus seconded. Vote: All Yes

For other Business Don Lowry was in attendance to ask the Zoning Board to draft a resolution to give to the Trustees about Estate Lots. Chair Weatherhead said that this would be the next topic that the Zoning Commission would discuss.

Wasmus made a point of order to Chair Weatherhead that there for alleged non-verbal behavior. Chair Weatherhead did not uphold the point of order. Chair Weatherhead said that this was an open public meeting and anyone is welcome to attend.

The next Meeting will be on Tuesday, June 10, 2025 at 7:00 P.M.

Gordon made a Motion to Adjourn the Meeting and Younkin seconded. Vote: All Yes