

LIBERTY TOWNSHIP ZONING COMMISSION

Minutes of April 17, 2008

The Liberty Township Zoning Commission held its regular meeting April 17, 2008, in the meeting room of the Liberty Township Building, 816 W Market St., Baltimore OH 43105.

The meeting was called to order at 7:30 PM by Chairman Greg Gutman, with the following members present:
Chairman Greg Gutman, Jim Snider, David Stone, Alt. Phil Renard, Secretary Ruth Crutcher, and Zoning Administrator/Inspector Tom Spring.

All joined in reciting the Pledge of Allegiance to the Flag, and a moment of silence to our service men/women.

Scott Wray arrived at 7:33 PM.

Minutes of the previous meeting were read and approved.

Chairman Greg Gutman reopened the Public Hearing for 01 –ZC-2008, an application for rezoning of a parcel on Saylor Rd., Baltimore, OH. Application was submitted by Debbie Barte, 12980 Saylor Rd., Baltimore, OH, and was heard at a Public Hearing on March 27, 2008. The March 27 hearing was continued due to the need for a recommendation from Fairfield County Regional Planning Commission. The recommendation has been received (enclosed), so the hearing can be concluded. The Public Hearing was reopened at 7:37 PM.

Chairman Greg Gutman read the report from RPC, noting the RPC recommended approval of the rezoning of the Debbie Barte property.

Chairman Greg Gutman swore in David L Keller, and reminded all others who were sworn in at the previous hearing that they were still under oath.

David L Keller talked about the last three (3) applications for rezoning having been denied. Feels this has set precedent for denying all requests for rezoning to R1. Mr. Keller asked the Zoning Commission to remember the previous requests being denied. Feels if the Barte request is approved the commission should consider this in future requests. Noted he (Mr. Keller) applied for a rezone to R1 of some of his property and was denied.

Debbie Barte asked Mr. Keller how many acres he had requested by rezoned?

Mr. Keller stated it was 50 acres, but he was going to comply with all subdivision regulations, and was willing to work through RPC.

Discussion.

Scott Wray asked Mr. Keller who the other two (2) applicants were.

Mr Keller responded they were Holbrook on Heimberger Rd., and Raymond Davis.

Chairman Greg Gutman noted some rezoning requests have been approved in the past.

Tom Spring explained the circumstances of Debbie Barte property. Stated each application must be considered on an individual basis according to the circumstances of the application.

David Stone commented on current zoning of Debbie Barte property being unique because part of the property is already zoned R1. Feels it should be approved.

Chairman Greg Gutman explained the Debbie Barte property is joined by R1 on at least two (2) sides.

Debbie Barte stated she had spoken to RPC about a month ago and was told that because of the section line cutting through her property, something needed to be done.

Motion David Stone, 2nd Phil Renard to approve the Debbie Barte request for rezoning the RR portion of her property to R1. This is approximately 2.95 acres.

Roll call: David Stone, yes Phil Renard, yes Scott Wray, Abstain
Jim Snider, no Greg Gutman, Abstain. Yes 2 – No 1 – Abstain 2

This vote will be reported to the Liberty Township Trustees.

Chairman Greg Gutman questioned the names on the deed to the Debbie Barte property, a follow up of a question posed by Barbara Sellers at the last meeting, on March 27th.

Ms. Barte explained and showed corrected papers to Zoning Commission members.

Chairman Greg Gutman closed the Public Hearing, and reopened the regular meeting.

Chairman Greg Gutman talked about the coming kickoff meeting with Brooks Davis concerning the rewrite of the Liberty Township Zoning Resolution. Instructed Secretary Crutcher to advertise the May 13th kickoff meeting in the newspaper, and to make arrangements to hold the meeting at the Liberty Union School, in order to have enough room for all visitors.

Jim Snider commented the Zoning Commission needs to establish a policy for how soon the Alternate is to be seated when a regular member is absent. After discussion it was decided the regular members should be present when the meeting is called to order.

Motion Jim Snider, 2nd David Stone that when the meeting is called to order, if all regular members are not present, the alternate will be seated at the table for the duration of the meeting, and if the regular member arrives later, they will sit in the audience.

Roll call: Jim Snider, yes David Stone, yes Scott Wray, yes
Phil Renard, Abstain Greg Gutman, yes. Motion carried.

David Stone talked about the Land Use Plan. Noted the Liberty Township Trustees have appropriated money to hire a Consultant to help complete the Land Use Plan. Wonders if this means the Trustees plan to disregard the work that has been done, or to get someone to pick up where the current committee left off. Feels the current committee should have input and their previous work and material should be considered.

Chairman Greg Gutman and David Stone plan to attend the next Trustee meeting to discuss this.

Dale Jones stated the current committee has put months of labor into putting together notes and an outline. Feels current committee should have input into working with the consultant to complete a Land Use Plan for Liberty Township.

Chairman Greg Gutman stated the Zoning Commission is concerned that the Land Use Plan and the Zoning Resolution should mesh together when both are done.

Roger Wolfe complimented the Land Use Plan Committee on their hard work and progress. Talked about possible advantages of paralleling the Liberty Township Plan to the Fairfield County Plan. Talked about the survey that was done by the current committee and feels the results of the survey should be considered when setting up the Land Use Plan, whoever does it. Stressed

how important it is to have public input and people working together on such a project. Offered to help in any way he can.

Dick Kuhn asked if consultant to be hired was voted on by all three trustees?

Chairman Greg Gutman and Jim Snider answered that all that has been done is appropriate the money. No firm has been hired as yet.

Debbie Barte agrees the current committee needs to be involved.

Discussion about the Fairfield County Land Use Plan and what has been done so far in Liberty Township.

Tom Spring and Zoning Commission members talked about the process of adopting or amending the Zoning Resolution. Tom Spring explained how original Zoning Resolution was adopted and the process for rewriting or amending. Talked about the Land Use Plan and ideas for involving the public in the process. Talked about a possible 2 phase plan.

Chairman Greg Gutman noted the Columbus dispatch (on Monday, April 14) had an article on projected growth of Central Ohio.

Motion Jim Snider, 2nd David Stone to adjourn at 8:55 PM.

Chairman Greg Gutman

Secretary Ruth Crutcher

Minutes were approved as amended May 27, 2008

Amendments as follows:

Chairman Gutman pointed out the recommendation from RPC was not enclosed as stated.

Secretary Crutcher stated she had passed it out to everyone at the previous meeting.

David Stone noted that after the statement by Mr. Keller about who the other applicants were, Mr. Keller acknowledged that the RPC did not recommend approval. Scott Wray said that when he asked Mr. Keller who the other applicants were, he asked the size of the property.