

LIBERTY TOWNSHIP ZONING COMMISSION

Minutes of March 27, 2008

The Liberty Township Zoning Commission held it's regular meeting on March 27, 2008, in 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, David Stone, Jim Snider, Alternate Phil Renard, Secretary Ruth Crutcher, and Township Zoning Administrator/Inspector Tom Spring.

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

Minutes of the previous meeting were read and approved as read.

Scott Wray arrived at 7:35 PM

R. Brooks Davis from Fairfield County Regional Planning Commission (RPC) was introduced. Mr. Davis explained he was ready to begin work on the rewrite of the Liberty Township Zoning Resolution as soon as an agreement is signed. It could be started in May and will take approximately seven (7) months for the process. Mr. Davis feels the actual process of the rewrite will take about four (4) months and the Public Hearing process will take another three (3) months, according to Ohio Law. At the kickoff meeting, Mr Davis would like to have the Zoning Commission, the Board of Zoning Appeals, and a representative of the Board of Trustees present. The first working meeting will be one month after the kickoff meeting. Mr. Davis would like to send the contract agreement to Regional Planning Commission in May for their meeting the 1st Tuesday in May. Mr. Davis talked briefly about some points he would address during the process of the rewrite. Noted Holly Mattei will be back from leave by May to help with the process.

Discussion about the process of approval of the Zoning Commission and Township Trustees.

Motion Jim Snider, 2nd David Stone to enter into contract with Regional Planning Commission to rewrite the Liberty Township Zoning Resolution. R Brooks Davis will be the contact person for the RPC, and Greg Gutman and Tom Spring will be the contact persons for the Zoning Commission.

Chairman Greg Gutman suggested electronic copies of a draft to those who want them. All mail will be sent to Liberty Township, 2060 Rey. Balt. Rd., Baltimore OH 43105.

Roll Call: Jim Snider, yes David Stone, yes Barbara Sellers, yes
Scott Wray, yes Greg Gutman, yes Motion carried.

Mr. Davis talked about some things they will give attention to and said they would address any other items the Zoning Commission suggested.

Chairman Greg Gutman talked about how the Zoning Resolution is organized. Is concerned about how sections of the Zoning Resolution interlink with each other. Made suggestions.

After discussion, it was decided the kickoff meeting will be Tuesday, May 13, 2008.

Motion Jim Snider, 2nd David Stone to have kickoff meeting Tuesday, May 13, 2008 at 7:30 PM.

Roll call: Jim Snider, yes David Stone, yes Barbara Sellers, yes
Scott Wray, yes Greg Gutman, yes Motion carried.

Chairman Greg Gutman thanked Mr. Davis for attending.

Tom Spring noted the Regional Planning Commission has Debbie Barte rezoning application on their agenda for Tuesday, April 1st.

Barbara Sellers informed the Commission she will not be here in April for the regular meeting.

Motion Jim Snider 2nd David Stone to close the regular meeting in order to open a Public Hearing for Application 01-ZC-2008, submitted by Debbie Barte, 12980 Saylor Rd., Baltimore OH 43105, requesting a rezoning of her property from RR and R1 to all R1.

Chairman Greg Gutman explained the application and what Debbie Barte was asking for. Ms. Barte does not have enough property to have two (2) lots in an RR district. She has 3.75 acres, and would like for it to be rezoned R1 so she can split it into two (2) lots. Part of the property is already R1, but the biggest portion is RR.

Chairman Greg Gutman swore in Debbie Barte, Tom Spring and Jason Squires.

Tom Spring explained why the rezoning is necessary. Explained he had the RPC agenda for Tuesday, April 1st, 2008, and the Debbie Barte application is on the agenda.

Chairman Greg Gutman read from RPC agenda.

Debbie Barte explained how her property is currently zoned and what steps she has taken to try to accomplish her goal of R1 zoning.

Chairman Greg Gutman asked how big the R1 section of her property was.

Debbie Barte explained the R1 section is .85 acres.

Barbara Sellers questioned exhibit A of the application.

Debbie Barte explained she bought the property on land contract originally.

Chairman Greg Gutman explained no recommendation has been received from RPC, so there will have to be a continuance of the Public Hearing. Chairman Gutman requested Debbie Barte provide a copy of her deed at the continuance meeting. Chairman Gutman asked if the Fairfield County Health Department has evaluated both lots to make sure they will support replacement aerator systems for both lots.

Debbie Barte said they had not, but the Health Department said to wait for the rezoning. If rezoning is denied, the lot cannot be split so there will be no need to verify space for a backup aerator system.

Motion Jim Snider, 2nd David Stone to continue the Public Hearing after recommendations from RPC are received.

Roll call: Jim Snider, yes David Stone, yes Scott Wray, yes
Barbara Sellers, yes Greg Gutman, yes Motion carried.

Public Hearing will be continued at the next meeting on April 17th, at 7:30 PM.

Motion Jim Snider, 2nd David Stone to adjourn at 9:12 PM.

Chairman, Greg Gutman

Secretary, Ruth Crutcher

These minutes were approved on April 17th, 2008, with no additions or corrections.