

**SWANCREEK TOWNSHIP
ZONING COMMISSION MEETING
November 13, 2019 - Meeting Minutes**

Chairman Walt Lange called the meeting to order at 6:02 p.m.

Roll Call: Walt Lange-Chairman, Joe Kahl-Vice Chairman, Sally Wylie-Board Member, Lennox Mitchell-Board Member, & Anthony Bernal-Board Member

Zoning Inspector: Natalie Pallitta
Pledge of Allegiance

Public Guests: See sign in sheet

New Business

The board reviewed and discussed the updated Zoning Certificate Application (previously named Zoning Permit Application) and Certificate of Zoning Compliance (previously named Final Occupancy Certificate).

Joe Kahl motioned to accept:the changes made to Zoning Certificate Application form, 2nd by Anthony Bernal

Lennox Mitchell expressed concern with changing the word permit to certificate. Walt Lange referred to how the Ohio Revised Code {ORC} uses the word certificate. Zoning Inspector Natalie Pallitta gave the board the Fulton county prosecutors opinion on permit vs certificate.

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Sally Wylie motioned to accept the changes made to the Certificate of Zoning Compliance, 2nd by Anthony Bernal

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Discussion was had regarding replacing zoning permits with zoning certificate, Certificate of Occupancy with Certificate of Zoning Compliance and amending article 100-5.9 zoning enforcement compliance. Sally Wylie motioned to in Article 100-5.9 of the Swancreek Township Zoning Resolution to; remove the word vegetation in subparagraph 1, replace the word permit with certificate and occupancy with zoning compliance in subparagraph 2, adding “and rodents” in subparagraph 4, replacing permit with certificate in subparagraph 6, replacing residentially with residential in subparagraph 7. Amending subparagraph 10 to read “Prior to enforcement of this blighting factors or causes of blight regulation, the Board of Township Trustees, one of its Trustees, its Clerk, its Zoning Inspector or other complainant shall deliver or mail to or personally deliver to the owner, lessee, renter, occupier or possessor of the land a notice of the violation of this regulation by means of a door hanger indicating the article of the zoning violation. If violation is not remedied within stated time period, the zoning inspector shall send a letter of violation via certified mail with articles of the violation included. Failure of any such person to actually receive the notice of violation shall not be a defense to enforcement of this regulation. “ ,2nd by Walt Lange.

Natalie Pallitta asked the board about the addition of the words “and rodents” to subparagraph 4. Sally Wylie clarified that the amendment is to help enforce the prevention of rodents.

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Sally Wylie motioned to replace the word permit with certificate and replace occupancy with zoning compliance for Article 100-20 Administration and Enforcement, 2nd by Joe Kahl

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Sally Wylie motioned to approve the changes made to the table of contents for Article 100-20 page vii, replacing the word permit with certificate and replacing occupancy with zoning compliance, 2nd by Joe Kahl

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Sally Wylie motioned to replace the word permit with certificate in Article 100-18.2 footnote i, 2nd by Walt Lange

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Sally Wylie motioned to replace Certificate of Occupancy to Certificate of Zoning Compliance in Article 100-23 Definitions, 2nd by Joe Kahl

Roll Call: Walt Lange - yea, Joe Kahl - yea, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - yea

Walt Lange provided information that he had researched with respect to the Township zoning code revisions. The board discussed possible companies and schools to help with the revision of the Zoning Resolution. Walt Lange suggested that we have a meeting with Mr. Jacob Barnes Director of Springfield Township Planning Commission who has experience revising other townships zoning codes. Anthony Bernal recommended that we reach out to the prosecutor to verify we could interview just one person. The board discussed the best way to approach updating the zoning regulations to ensure they reflect the ORC. The board deliberated over the 1744 Co Rd lot split, recent Appeals board decision, citizen concern, and the Homewood subdivision.

Lenny Mitchell motioned to approve the minutes from October 09, 2019, 2nd by Sally Wylie

Roll Call: Walt Lange - yea, Joe Kahl - abstain, Sally Wylie - yea, Lennox Mitchell - yea, Anthony Bernal - abstain

Joe Kahl motioned to adjourn at 7:55 p.m. 2nd by Anthony Bernal
All were in favor, motion passed.

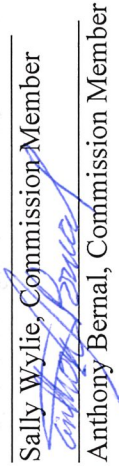
Zoning Commission Approval of Minutes:


Walter Lange, Chairman

Joe Kahl, Vice Chairman


Lennox Mitchell, Commission Member

Sally Wylie, Commission Member


Anthony Bernal, Commission Member