Zoning Meeting Notes 8/10/21

Present: Tony, Eric, Sally, Harold, Nichole

Guest: Phillip Deval

Matt and Jason absent

Meeting was started 36 minutes late due to not key to the building.

Tony and Nichole attended a meeting with Brent Russell, Regional Planning and Zoning, who advised that we can not enforce state and or local building codes, because Morrow County does not have any. Pg 11, section 6.1 paragragh B should be removed. All in favor to remove paragraph

Brent also suggested that we remove the following sentence from section 6.4: The Zoning Inspector may require proof in the form of an affidavit or other similar documents that the original intended Use has not been changed.

Per paragradph # 4

une district in which it is located, the side wall of the building may be extended forward or rearward by a distance equal to half the length of the existing sidewall, provided such extension does not extend into a required front or rear yard setback. 3. If a nonconforming building is damaged or destroyed by fire, wind, excessive infestation of insects, or other environmental cause, it may be rebuilt in substantially the same location for the same use, if the reconstruction of such damaged or destroyed building or part thereof commences within one year of said destruction and is completed within one year thereafter. 4. Any building or part thereof manifestly arranged, intended, or designed for a nonconforming use, the lawfully authorized construction of which has commenced at the time of passage of this resolution or amendment thereto, may be completed and put to such nonconforming use, provided the construction is completed and the nonconforming use commenced within one year of the effective date of this resolution or amendment thereto. 5. When a nonconforming use is discontinued and a conforming use is commenced in its' place, the premises shall not again be put to a nonconforming use 6. Substitution of one nonconforming use for another nonconforming use shall occur only with the approval of the Board of Zening Appeals, after appropriate application and hearing. Any such approval shall state the criteria considered in granting such approval. Criteria shall be reasonably applicable to the individual situation as described in the application or as determined through site visit or other factual and In selecting criteria by which to evaluate the substitution of Brent also recommended to add standards to each district.

It was decided to request funds from township trustee to mail out survey to registered voters and for legal costs to review the final proposal. Eric and Nichole to attend township meeting 8/12 and ask.

It was discussed to obtain address labels from the board of elections to mail out survey.