

## Minutes of Peru TWP Zoning Meeting of Tuesday 9/5/2023

Call to Order 7:01 PM at Peru TWP Hall by Tony

Approval of Minutes of Zoning Meeting of 8/18/23 as recorded.

Roll Call: Eric Coffee, Matt Fischer, Sally Krale, Harold Weibe, Tony DiNovo.

Guests: Brent Russell (Morrow County Director of Planning and Zoning) & Joe Clase (Plan4Land).

Discussion: Both Brent and Joe presented several issues within the proposed Zoning resolution that possibly need clarification, deletion, or modification. Amongst these were:

- A) Minimum Lot size of 5 acres. When coupled with a 200 ft frontage is incompatible with a 5 to 1 ratio as described in 16.3 D. Creates lower density housing but aggravates the depletion of farmland.
- B) Article VI-A/R. Section 6.2 C consider removal. Sections G-J (mis-labeled A-E) consider under conditional uses.
- C) Articles VIII (commercial) & XI (industrial) the use of NAICS codes classifications.
- D) Article X (home business) Conditionally permitted.
- E) Article XI section B3 Solar controlled by County. B8 consider removing. Section 11.3 D considers removing.
- F) Article XII-telecommunications tower. Some confusion as permitted in Ag and not residential.
- G) Article XVI-Standards. 16.1 Several inoperable vehicles, viewing and covering could be problematic.
- H) Section 16.8 new development standards -adult entertainment Suggest moving into industrial district as a conditional use.
- I) Article VII reserved for planned residential district. Needs further consideration.
- J) Other discussions included Peru Township Map issues, SOMOCO status, extension of county road from St. Rt 61 to County Rd 218.

A reminder to all present Zoning Commission Regular members, Alternates and potential candidates are requested to attend the Trustee meeting of 9/14/23 Thursday, where two additional members will be appointed by the Trustees.

A motion was passed to move the scheduled Zoning meeting of October 3<sup>rd</sup> to October 10<sup>th</sup>.

Adjournment 8:55 PM.