

**10/5/23**

Present: Tony DiNovo, Sally Kralej, Eric Coffee, Susan DeVol; Wendy Williams joined by phone. Harold Wiebe was excused.

Tony called the meeting to order at 7:06

Discussed the Sunshine Law in reference to subcommittee meetings. The Prosecutor cannot give us legal advice. Susan mentioned that the definition of a meeting was that a majority of the members were present; that would be 3 of the 5 members. If only 2 members are present, then it is not a meeting. Also, if it's not a meeting, we could Zoom. It was agreed by all that a subcommittee of 2 members can meet via Zoom.

*It was decided that, until the proposal and map were done, we can put aside the timeline. Item tabled.*

Discussion was held about different subcommittees. Sally and Tony thought Size of Lots and Planned Unit Development (PUD) could be one subcommittee assignment.

Tony spoke with a MORPC (Mid-Ohio Regional Planning Commission) representative, Johnathan Miller, about planned unit developments. He supported the idea that the pursue a PUD section; that we should nail down those rules pretty strenuously, and stick with them. Otherwise, the developer can come in and do what he wants.

Eric said we have tabled this once and voted it down and he doesn't think we should address it. However, if we did, he thinks we should use the county's language. Sally said she looked at other resolutions and they required anywhere from 5 to 50% permanent open green space.

Regarding maps, Eric said we couldn't until we decided what to do about PUD. Susan said that if we didn't refer to it as a District, but simply a Planned Unit Development, then we simply have the Proposed Resolution state that a PUD may be placed in the A/R District, but we have all the rules in place for that. Tony asked if someone was putting a motion before the commission to include PUD: Sally, Tony, Susan, and Wendy would like to include it.

Wendy said she asked Brent if there was a planned road from I71 to 218 and he said not that he knew. He said there is a lot of other activity that is planned in our/Bennington's area but he couldn't discuss it.

Susan said that the last two subcommittees need to create definitions so we don't have to refer to NAICS. Tony thought Commercial and Industrial definitions could be one committee. Susan said the Mansfield attorney that we had thought to have review this (before we became a true commission) said that if we refer to NAICS then we will have to include a copy of the NAICS manual as an appendix and then have to decide what to do when NAICS updates its manual.

Susan has a projector that can be used to display the Resolution on the wall so that everyone at the meeting can read exactly what it being written at the time it is written. She will also get Microsoft for Mac so she can use Word when writing the Resolution (exporting it from Pages to Word frequently messes up the numbering/lettering system).

**Decision: we will have 3 subcommittees: 1. Size and PUD, 2. Map, and 3. Commercial and Industrial Definitions.** Members present wanted to work on the following:

Wendy: Size/PUD

Eric:

Sally: Commercial and Industrial Definitions

Tony: Size/PUD, Map

Susan: Size/PUD, Map, Commercial and Industrial Definitions

Matt:

Harold:

Eric said he compared the resolution dated 8/23/23 and the copy Joe did, and he found numerous discrepancies and omissions. We will review the entire Resolution, in complete detail, during the upcoming meetings.

Text numbers:

Tony DiNovo 614-374-4737

Eric Coffee 740-815-6688

Matt Fisher 740-272-3712

Sally Kraley 614-957-8472

Harold Wiebe 740-815-0831

Wendy Williams. 614-309-4887

Susan DeVol 419-210-4088

Next meeting Thursday, November 2, 2023, at which time each subcommittee will report out and, if there is sufficient time, we will begin reviewing the Resolution, page by page.

Meeting adjourned at 9:10pm.

Respectfully submitted,

Susan DeVol, Secretary  
Peru Township Zoning Commission