

## Peru TWP Zoning Commission Meeting Minutes from 01/04/2024

Present: Eric Coffee, Tony DiNovo, Harold Wiebe, Susan DeVol; guests present were Brian Dye, Elisa Kenney, and Larry Stefanich

Tony DiNovo called the meeting to order at 6:12.

Minutes from 12/07/2023 had been sent to the members prior to the meeting for review. There were no corrections so the minutes were accepted as written.

Tony advised that the draft Zoning Map was developed for review by the Commission. However, Susan forgot to bring it to this meeting so it will be reviewed at the next meeting. He recommended that the SOMOCO water treatment facility be considered an Industrial Zone on the map.

The members reviewed the modifications that had been made to the Resolution at the 12/07/2023 meeting. They then reviewed and made changes to Article 8, Commercial District; Article 9, Special Use District; Article 10, Home Business; and Article 11, Industrial District.

Susan will complete the definitions for the Commercial and Industrial Districts so that the references to NAICS can be removed.

The question of exploration and drilling for oil and gas in the Agriculture/Residential District, Special Use District, and Commercial District was discussed. A final decision needs to be made on whether to include this in the Permitted Uses or in Conditional Uses. The overarching question is that there are many oil and gas wells currently in the Township and there is a possibility that more oil and gas reserves may be identified. Do we want to insist that property owners go the expense of obtaining a conditional use permit?

In addition, we may need to address exploring and extracting mineral deposits in all Districts.

A general discussion was held about a Planned Residential District and the Morrow County subdivision regulations. Tony distributed information pertinent to this that the members need to read before the next meeting.

Meeting adjourned around 9:15pm.

Respectfully submitted,

Susan DeVol, Secretary.