

Peru TWP Zoning Commission Meeting Minutes from 02/01/2024

Present: Eric, Tony, Harold, Elisa, and Susan; Matt and Larry are excused

Guests: Brian Dye; Ron Graham joined after the meeting was called to order

Tony called the meeting to order at 6:04pm.

Tony asked whether the motion at the last meeting in which we reference the Subdivision Regulations of Morrow County would require us to put an actual copy of this document into our Resolution, adding 87 pages to our Resolution. Susan said she thought we'd need legal advice on this. Eric thought if we referred to the current Subdivision Regulation, and not date-specific, we'd be safe; Tony thought this may be correct. Elisa moved to amend the motion to read, **"Peru Township shall comply with the most current Morrow County Subdivision Regulations. When an owner would like to diverge from the MCSR, the owner must file for a variance from Peru Township Appeals Board."** After discussion all approved.

Eric said we all need to read the MCSR before we go forward with this.

Ron Graham joined us at 7:05pm.

Tony moved to change Section 16.3D to read "A new Lot of more than one and a half (1.5) to less than ten (10) acres shall not be more than three (3) times deeper than it is wide"
Susan seconded. Discussion: Harold asked if we should change the reference to less than 10 acres. After discussing this, it was decided that 10 acres would not make significant difference. **Motion passed.**

- A. Susan recommended changing 16.4A to read, "A new lot may contain no more than two (2) single family dwellings or one (1) duplex." All agree.
- B. In 16.4B, all agreed to delete "that is separately owned" in both the first and second sentences.
- C. In 16.4C deleted reference to road frontage

Bryan suggested we talk to Charlie Miley, Connie Skinner, and the other Township Trustee of Brown TWP to gather more information.

Susan moved and Elisa seconded to keep the minimum requirement for a dwelling at 1,120 sq ft and allow people who want less to request a variance. Motion passed with one negative vote.

Next meeting at 2/15/24 at 6pm

Eric moved and Elisa seconded to adjourn; all voted in favor.