



PLAIN TOWNSHIP ZONING COMMISSION

MEETING MINUTES

February 14, 2019

Chair Greg Eller called the Plain Township Zoning Commission Meeting to order at 7:00 p.m.

ROLL CALL

Attending the Plain Township Zoning Commission Regular Meeting were Greg Eller, Scott Harper, Mark Sowle, and Tom Byerly. Rick Wieland and Chad Blind were absent. Zoning Officer, Ben Collins and Assistant Zoning Officer, Mary Fee were also in attendance.

2019 Election of Chair

Mr. Eller made a motion to appoint Scott Harper as the 2019 Zoning Commission Chair. Mr. Sowle seconded the motion. Vote: Mr. Eller – Yes, Mr. Harper – Yes, Mr. Sowle – Yes, Mr. Byerly – Yes . Motion carried.

2019 Election of Vice Chair

Mr. Sowle made a motion to appoint Chad Blind as the 2019 Zoning Commission Vice Chair. Mr. Eller seconded the motion. Vote: Mr. Eller – Yes, Mr. Harper – Yes, Mr. Sowle – Yes, Mr. Byerly – Yes . Motion carried.

ADDITIONS OR CORRECTIONS TO AGENDA

None

APPROVAL OF MINUTES

October 11, 2018 Meeting Minutes

Mr. Harper asked the members to review the meeting minutes. Mr. Harper made a motion to approve the October 11, 2018 meeting minutes as submitted. Mr. Eller seconded the motion. Vote: Mr. Eller – Yes, Mr. Harper – Yes, Mr. Sowle – Yes, Mr. Byerly – Yes . Motion carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Mark Reiner – Oakland Nursery

ZONING OFFICER'S REPORT

Mr. Collins stated that we are starting to receive Right of Way applications from AEP for the BOLD Transmission line work that will be going through the northern boundary of the township through the Jug Street substation. They will be replacing all the towers and lines. They are crossing a number of township roads, from Harlem Road east. Not a lot of zoning activity in the township, couple violations of commercial activity in residential areas. Throughout 2018 there were a number of variance and

conditional use applications. There is a \$600 million facility is being built in Plain Township on Babbitt Road that will extend into Licking County.

NEW BUSINESS

2019 Filing Deadlines and Meeting Schedule presented for approval

Mr. Harper made a motion to approve the 2019 Filing Deadlines and Meeting Schedule with corrections. Mr. Sowle seconded the motion. All in Favor. Motion carried.

2019 Rules of Procedure

Mr. Harper made a motion to approve the 2019 Rules of Procedure. Mr. Sowle seconded the motion. All in favor. Motion carried.

Designate the Zoning Officer as the Secretary of the Zoning Commission

Mr. Eller made a motion to designate the Zoning Officer as the Secretary of the Zoning Commission. Mr. Sowle seconded the motion. All in favor. Motion carried.

2019 Zoning Commission Fees presented for approval

Mr. Harper made a motion to approve the 2019 Zoning Commission Fees. Mr. Sowle seconded the motion. All in Favor. Motion carried.

2019 Zoning Commission Members Term List

Mr. Harper made a motion to approve the 2019 Zoning Commission Members Term List updated January 2019. Mr. Eller seconded the motion. All in Favor. Motion carried.

OLD BUSINESS

Application – ZC Case Number 06-06-2018-01 – 5211 Johnstown Road – Parcel Number 220-001952, Oakland Nursery, Mark Reiner is requesting a SCPD Development Plan Amendment Section 303.09 to allow the applicant to construct a new storage building, a concrete pad, and a bulk storage area with stackable concrete blocks.

Mr. Harper opened discussion on the application. Mr. Collins replied that Mark Reiner made application on behalf of Oakland Nursery to modify the existing development plan for a Select Commercial Planned District, to allow the addition of a new storage building, an addition of a concrete pad and the addition of a bulk storage area on that property pad to be constructed of stackable concrete blocks. Mr. Harper indicated that the applicants permit from the State of Ohio was taken care of and a printout from the State of Ohio website noting that the building permit has been issued.

Mr. Collins stated that one of the questions the board had last year was if the addition of the concrete pad required a revised NPDES calculation. It does not, and there is already a catch basin at that location. Mr. Harper asked about the height of the bulk storage. Mr. Reiner addressed the board. He first apologized for the delay in getting in front of the Zoning Commission and for the unconventional way it was handled in general. The height of the bulk storage is about 7’6”. The neighbors to the south, the Tippetts, have installed an 8’6” wooded privacy fence along the property line. Mr. Reiner stated that he has made a

verbal agreement with the Tippetts to keep the height of the bulk materials below the edge of the blocks so it is not visible from his property line. Oakland Nursery has since purchased an additional property at 5155 Johnstown Road, so we are neighbors on another side of the Tippetts as well. The primary usage of the storage is for saw dust to winter nursery stock. There is also bulk mulch and soil, most of which is for their own landscape usage. The corner where the concrete pad was installed was basically unusable due to the swampy conditions. This is the only thing they could think of to use this corner.

Mr. Harper made a motion to approve the Application – ZC Case Number 06-06-2018-01 – 5211 Johnstown Road – Parcel Number 220-001952, Oakland Nursery for a SCPD Development Plan Amendment Section 303.09 to allow the applicant to construct a new storage building, a concrete pad, and a bulk storage area with stackable concrete blocks. Mr. Sowle seconded the motion. All in favor. Motion carried.

HEARINGS

None

BOARD MEMBER COMMENTS

None

ADJOURNMENT

Mr. Harper made a motion to adjourn the meeting. Mr. Sowle seconded the motion. All in favor. Motion Carried. The regular meeting of the Plain Township Zoning Commission was adjourned.

****AS APPROVED****



Ben Collins
Zoning Commission Secretary