

Record of Proceedings

Bowling Green Township Zoning Commission Meeting May 19, 2008

The Zoning Commission opened the meeting at 7:00 pm. The following Commission members were present: Chair Barb Wade, co-chair Russell Chorpenning, John Hoffer, Geary Stepp and clerk Jennie Duval. **Residents in attendance:** Jeff Chorpenning (trustee) Will Kern.

Barb Wade said she went to the Planning Commission to find out if Tom Frederick was available to help the township with a comprehensive plan. She found out he is a zoning inspector and has helped facilitate comprehensive plans for other townships. The Planning Commission for a fee of \$1000 would help facilitate the comprehensive plan. The Planning commission also said the comprehensive plan should be done by a separate committee and not done by the zoning commission. Barb feels the zoning commission should recommend to the board of trustees that the trustees form a committee to develop a comprehensive plan. Barb feels the zoning commission should also suggest application fees be set up for any zoning applications and the money collected could be used for mailing of information on the comprehensive plan. It would be helpful if the trustees could get out some information about the comprehensive plan and possibly send out a survey to all households in the township. Barb had a copy of a survey and mission statement from Madison Township that she would like for the trustees to see. A survey is important to get a sense of what the public wants for the township in the future. Another suggestion is to have a floating board member from each zoning board, appeals board and zoning commission, that would attend the comprehensive plan meetings so each board would have a representative present. The zoning clerk will have a letter prepared to present to the board of trustees for the next township meeting on May 27.

The Planning Commission also said the zoning commission needs to set a minimum lot size for R-2. Board discussed this issue and does not feel it is necessary to address at this time. The only areas in the township that are zoning R-2 are Loan Oak and Dogwood Lakes. Both of the additions have the lots already split and there is no potential for more splits.

Zoning commission members also received a letter from the appeals board asking to change the wording in the resolution about one principal structure per lot. They have recently had 2 applications from residents that wanted to build a new house on a lot where a house exists, then tear down the old house once the new house is complete. Board members will research this situation and discuss it at the next meeting.

It was also mentioned that the zoning inspector told a couple of people that they could not build on a lot smaller than 5 acres even if the lot was split before the 5 acre lot size took affect.

Members discussed issues with the zoning inspector and ideas about the application fee amounts and what the money could be used for.

Clerk read the minutes from the last meeting. Minutes were approved as read.

Board discussed the zoning seminar about comprehensive plans that is being offered by the Ohio Township Association. The board of trustees made a motion at the last meeting to allow someone from the zoning commission to attend. None of the board members felt they would be able to attend.

The board will hold their next meeting on June 23 at 7pm to further discuss the comprehensive plan.

John Hoffer made a motion to adjourn. Geary Stepp seconded the motion.


Chair


Clerk