

Hartford Township Zoning Board
Meeting 9/21/11, 7pm

Present:

Jeff Boudinot

Leanne Brewster

Karl Judy

Jessie VanFossen

John Terry

Keith Wilson

Rick Rosshirt

Kristy Hawthorne – District Program Administrator, Licking Co Soil & Water

Julie Bernard

No minutes available from previous meeting to read during this meeting.

Old Business.

- Housing
- Draining
- Definition of dwelling, if it's allowed or defined
 - Mr. Terry – it needs to be addressed
 - Mr. Judy – existing properties have more than one house, existing for longer than 10 years.
 - Ms. Hawthorne – min 2.6 acres, one house per property, for well & septic & leech bed
 - Mr. Boudinot – multiple residences should have original abandoned, or no longer living in.
 - Mr. VanFossen – are we changing the definition?
 - Ms. Hawthorne – transient resident would include AirBNB rentals.
 - Ms. Brewster – definitions are correct and ought to remain, the permission or restriction of each type should be designated in each zoning district.
 - Mr. Rosshirt – Mother in law suites are allowed because of how it's built and designated.
 - Ms. Brewster – is it permissible to specifically state that multi-family is prohibited in agricultural district?
 - Ms. Hawthorne – yes, it is permissible to exclude a housing type. A subdivision has to be permitted by Soil & Water in an urban setting. Developer submits plans (Soil, schools, fire, etc.)
 - Mr. Rosshirt - Variance to change the zoning?
 - Ms. Hawthorne - No because it's already going into commercial / industrial zoning.
 - Mr. Terry - No multifamily without sewer & water.
 - Ms. Hawthorne – Johnstown changed plan to NOT bring water to Croton. Johnstown discharge add'l 1.2 mil gal water into Raccoon Creek (for increased use)
 - Mr. Terry – Delco water has come into Licking Co off County Line Rd, but private easement.
 - Ms. Hawthorne – Agricultural District has legal stance against eminent domain, individual property rights. Auditor's office has that documentation.

- Mr. Boudinot: if Croton annexed more land, then it's possible for more properties to get sewer service.
- Ms. Hawthorne – Large lots even on one street are permissible
 - EPA over 1 acre disturbed land has to be permitted by EPA, for drainage etc.
- Mr. Boudinot - Shared entrances permitted (over road by County despite zoning) for less driveways for safety. For the approach, the right-of-way is shared, then it is split. Engineer now determines where driveways are located.
- Ms. Hawthorne – Campgrounds permitted thru Health Dept. Recommends regulating short-term lodging (campers etc.)
- Mr. Boudinot – Intel has purchased 51% controlling interest in the fairgrounds. Camping is permitted at fairgrounds.
- Mr. Terry - Zoning has no control over anything within the fairgrounds property, because they are agricultural district. Dump stations on fairground property.
- Mr. Terry – announced he will be turning in his resignation tonight.
- Ms. Hawthorne - House Bill 450 is proposed to allow for oversight of 49.9 “community solar”. Otherwise control is with township trustees.
 - Mr. Rosshirt - Do these smaller solar projects require the land to be rezoned away from agricultural?
- Ms. Bernard – Comprehensive Plan committee is working on updating the existing Plan, will be issuing a new survey. Would zoning board like to add any content or questions for the plan/survey?
- Mr. Terry – the County is not allowing the townships to have full and final say in what is permissible.
- Water Flow.
 - Ms. Hawthorne – Zoning does not control water flow.
 - Mr. Boudinot – can landowner drain across someone else's land, and that someone cuts off others' drainage ways, what happens? Or a house built, or solar project damages farm tile.
 - Ms. Hawthorne – Ohio drainage laws control that. Planning department controls stormwater (farm tile runoff, redirected.)
 - Mr. Boudinot - Is state and County different?
 - Ms. Hawthorne – Yes, but not significant. New State regulations, county will be revising their guidelines. Currently, stormwater must be released at the level of a 2-year rain event.
 - Ag technician can answer question regarding rerouting/damaged tile.
 - OPSB would regulate the large solar projects because fixing tile should be in the power application.
 - Soil & Water can be onsite for inspections during construction of solar project.
 - Rainwater & Development guidelines for unincorporated areas will be updated by County.
 - Mr. Boudinot – Will Intel affect our groundwater?
 - Ms. Hawthorne - No, Intel has water secured (pulled and discharged) thru City of Columbus. Groundwater will be disturbed during construction. Intel building 60' basement, which could disturb aquifer. Ohio EPA has rules about breaking watershed.
 - Department of Water thru ODNR is in charge of aquifers.

- Ms. Brewster – essentially, nothing the zoning board can do can control water in the township, everything is already regulated and controlled by State/County.
- Mr. Boudinot – should Soil & Water be involved in housing permits if a flood plain is involved?
 - Ms. Hawthorne – No, Flood Plain Administrator would control that. (Jay Fisher with county). Soil & Water has no regulatory authority, just recommendations for individual homeowners.
- Mr. VanFossen– Motion to adjourn
 - Mr. Terry- Seconded. Meeting adjourned.
- Next meeting – TBD.