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## **Meeting Minutes:** Perry Township Zoning Committee **Meeting #1**

*February 15, 2024*

**Attendees:** Jim Corman, Doug Crawmer, Ray Melick, Dwayne Allbaugh, Dee Booth, Harold Booth, Jo Lynn Torbet, John Dillon, Lee Priest, Darrel Romine, Joe Asselin, Terry Frusher, Mike McArtor, Jim Lenner, and Stéphanie McManus

### **1. Comprehensive Plan**

- Comprehensive Plan results
  - Jim Lenner briefly summarized the comprehensive planning process and results.
- Future Land Use Map
  - Jim reviewed the future land use map created through the comprehensive planning process.

### **2. Zoning Overview**

- What is zoning?
  - Jim discussed what zoning is and how it can be as vague or as detailed as a community decides it should be, aside from a few parts required via the Ohio Revised Code.
- Customizing zoning to your community
  - Jim discussed how Perry Twp. can customize its zoning from intense restrictions to more general restrictions. This will be determined as the zoning resolution process progresses.
- How do we implement zoning?
  - Jim shared the ORC 519 requirements for creating and adopting a zoning resolution.
- Existing conditions

- Jim discussed the increasing development pressure in the region that is driving a need for zoning and zoning updates.

### **3. Committee Survey**

- Gathering input on visual preferences for the Township
  - Jim and Stéph McManus conducted a survey on zoning (results attached).

### **4. Perry Township Zoning Resolution**

- Part One: General Provisions
  - Committee reviewed with explanations from Jim and Stephanie.
- Part Two: Administration and Enforcement
  - Committee reviewed with explanations from Jim and Stephanie.
- Jim and Steph asked committee to review the following articles in the draft zoning resolution ahead of the March 21 meeting:
  - Article XI - Standard Zoning District Regulations
  - Article XII - Zoning Districts and Zoning District Map
  - Article XV - Residential (separate handout)
  - Article XVI - Agriculture District
  - Article XVII - General Business
  - Article XXI - Flood Plain Overlay