

Tuscarawas County Regional Planning Commission Board Minutes
Tuesday, October 11, 2016

Tuscarawas County Commissioners' William E. Winters Board Room
County Office Building (2nd Floor)
125 East High Avenue, New Philadelphia, Ohio 44663

The Tuscarawas County Regional Planning Commission meeting was held in the County Commissioners' William E. Winters Board Room on Tuesday, October 11, 2016 at 7:00 P.M. John Fondriest, Chairman, chaired the meeting. There were 12 members, 2 staff, and 3 guest present.

Item 1 Approval of the August 9, 2016 Minutes

Mike Jones made a motion to approve the minutes. Clayton Weller seconded the motion. Motion carried.

Item 2 Variance – Ohio Power Co.

Kayne Toukonen of Bair, Goodie and Associates presented the variance request on behalf of Ohio Power Co. Mike Lineberry, who owns the property directly across TR 316 from the proposed tower site voiced his concern with this tower being directly across from his front door. He also stated that there is already a tower next to his house. A lengthy discussion ensued between Planning Commission members and Mr. Toukonen. Commission members asked Mr. Toukonen to get some additional information and questions answered before they approve this variance. Doug Frautschy made a motion to table the request. Lee Finley seconded the motion. Motion carried.

Item 3 Resolution to accept approved Revision of By-Laws

Gloria Steiner explained that following the approval of the changes at the August 9th meeting, Joe Bachman noted that Article IX – Amendment of the By-Laws states that we need to have a resolution approving the amendments to the By-Laws. It was decided that we will need to approve a resolution of the amendments at our next meeting. Joe Bachman made a motion to approve the Resolution. Mike Jones seconded the motion. Motion carried.

Item 4 Elect Nominating Committee for 2017

John Fondriest asked if anyone was willing to serve on the Nominating Committee. Hearing none, he suggested that the committee from last year again serve. Joe Bachman made a motion that John Fondriest, Don Ackerman and Don Quicksall be approved as the Nominating Committee for 2017. Mike Jones seconded the motion. Motion Carried.

Item 5 Appoint the Budget Committee for 2017 and set meeting date.

Jill Lengler explained the need to have a Budget committee meeting soon. We will need to approve the 2017 Budget at our November 8th meeting. John Fondriest asked for volunteers. The following agreed to serve and meet at 8:00 a.m. on Wednesday, October 19th: Pat Cadle, Joel Day, John Fondriest, Mike

Jones, Jill Lengler and Gloria Steiner. Larry Lindberg, County Auditor will also be part of the committee.

Item 5

Director's Report

County Planners Association Summer Meeting

On August 19, 2016 I attended the summer meeting of the County Regional Planning Directors Association of Ohio. We are once again members having rejoined this year after a long absence. It was held north of Columbus. 15 counties were represented. Representative from the County Commissioners Association of Ohio and the OSU extension updated us on what was going on in state government that has impact on counties:

- Loss of medical sales tax
- Preserving the sales tax base
- Funding for Voting equipment
- Infrastructure funding
- Opiate Epidemic

Medical Marijuana was discussed. Townships that have zoning can incorporate the new state regulations that allow growing, processing, and dispensing marijuana into their zoning by creating new zoning districts or incorporating into existing zones. Townships without zoning (and even those with zoning) can opt to just say no by passing a resolution saying so.

A big topic was Agritourism. This has become a problem in some counties/townships with zoning. Areas zoned residential with ten acre size lots are not just having vegetable stands but having wedding barns and causing all kinds of hassles for their neighbors. There will be a lawsuit in the near future. Agriculture can take place in any zoning district, as long as you are CAUV or make \$2500 from some type of farm activity. Growing and selling sunflowers, bees and honey, etc. This has not become an issue in Tuscarawas County, but there are more and more wedding venues being created.

Changes in County Health Department Reviews of Lot Splits

As you know, we amended our lot split regulations this year increasing our minimum lot size from .92 acres to 1.5 acres. This was done in response to the recently revised state health department regulations for on-lot sewage systems that require more area and area for a replacement system. We also required that any lot split under 2 (3 if for duplex) acres are required to have the health department's site evaluation survey done before we sign off on it.

The health department is now requiring the site evaluation be done for any size lot split before they will sign off on our lot split form if it is for a residence or business. If there is an existing house on a lot split, the point of sale inspection must be completed before they will sign off on our lot split form. If the health department doesn't sign off, I don't sign off.

Our form has the following classifications:

1-Family.	2-Family	Multi-Family	Agriculture
Vacant	Business	Contiguous Lot	Non-buildable

There will be those who will check that it is vacant land when indeed they plan on building a house on it. If you don't do the site evaluation now, you will do it later. The health department advises people to have the site evaluation done before you have the property surveyed.

This is possible going to slow down the transfer process, until everyone gets used to the new process.

This is only for minor subdivision review; lot splits less than 5 acres.

November 8th Meeting

Jill noted that the next meeting is on Election Day. She and the Commission discussed changing the time or location for the meeting. It was decided to leave the meeting at the regular time and place. Commission members and guests will need to access the building from the East High Avenue entrance due to the use and security of the Courthouse Annex for the Election process.

John Fondriest asked if there was anything else. Hearing none. John Fondriest asked for a motion to adjourn. Lee Finley made the motion. Zak Phillips seconded the motion. Meeting adjourned.

John Fondriest, Chairman

Date

Tedd Finlayson, Vice Chairman

Date

Gloria Steiner, Secretary

Date