

Rt5678



# Pleasant Township Zoning Commission Minutes

1035 Owens Rd W.  
Marion, Ohio 43302

<b>Meeting called by:</b>	Scheduled	<b>Type of meeting:</b>	Regular Monthly
<b>Chairperson:</b>	Mr. Holler	<b>Secretary:</b>	Tim Michael
<b>Timekeeper:</b>		<b>Date:</b>	August 20 2020 Time 7:30 pm

**Call to Order by:** Mr. Holler Moment of silence followed by the pledge to the flag.

**Roll Call:** Scott Ballenger, Jack Dean, Harry Holler, Tom Leib, Dwight Williams  
Tim Michael

**Minutes:** Read and approve minutes from previous meeting.  
Motion to approve minutes by: Mr. Leib Seconded by Mr. Dean: All approved

**Attendees Address Board:** Have sign in sheet on desk by door.

**Type in attendees and addresses:** See attached

----- **Agenda Topics** -----

## Business

**Zoning Reports:** Zoning Inspector goes over reports and provides copy to board.

**Unfinished:**

**New:**

**Announcements:** Next meeting will be September 17, 2020

**Adjournment:** Motion to adjourn by: Mr. Leib Seconded by Mr. Williams, all in favor all approved



# Pleasant Township Zoning Commission Minutes

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Marion, Ohio 43302

Business Notes:

Discussion:		
Conclusions:		
Action items:	Minutes signed by:	Date approved:
Provide copy of approved minutes to Zoning	Chairperson: <i>Harry H. Lee</i>	9/17/2020
Inspector. File original in township office.	Secretary: <i>Robert T. Michael</i>	9/17/2020

## Other Information

**Trustees Present:** Mr. Schrote, Mr. Creasap, and Mr. Lust  
**Zoning Inspector:** Mr. Baker  
**Special Guests:**

## Minutes

1. The Pleasant Township Zoning Commission met for their regularly scheduled monthly meeting on August 20, 2020 at the Pleasant Township Senior Centre. Zoning Commission Board members present were: Mr. Dean, Mr. Leib, Mr. Williams, Chairperson Mr. Holler, Secretary Mr. Michael and Township Zoning Inspector Mr. Baker. Absent from the meeting was Mr. Ballenger.
2. Minutes were read from the July 16th, 2020 regularly scheduled Zoning Commission meeting. There being no stated corrections a motion to approve the minutes was made by Mr. Leib and seconded by Mr. Dean. All members present agreed to passage of the minutes.
3. Mr. Tom Baker Pleasant Township Zoning Inspector submitted the following inspection report for the month of July 2020: there was 1 permit for a new home, 1 permit for an accessory building, 2 permits for fences, and 2 permits for decks. Dollar amount for new construction totalled \$297,558.00, with income from permits totalling \$573.00, and income from appeals totalling \$300.00.
4. There ensued a lengthy discussion between township residents concerned with the possible development of a solar energy production facility (hereafter referred to as the Chesnut Solar LLC Project) on land owned by Neidhart Farms located to the east of Maple Grove Road, west of Rt 23 approximately bordered by Newmans Cardington Road to the south and Somerlot Hoffman Road to the north. It was emphasized by the commission to the residents that absolutely no formal permit exists or has been entered by any parties for this project. However, the possibility of a permit being presented concerning the Chesnut Solar LLC Project resulted in the determination that the need existed for the Zoning Commission to create language for amendment to the existing Pleasant Township Zoning Resolution for both this and potential future like projects. Additionally, the proposed language would also address accessory solar energy systems installed on residential properties. To clarify the issue and provide absolute transparency to all Pleasant Township residents it was decided that the following measures be taken; a) a copy of the preliminary Narenco Presentation for Chesnut Solar LLC in January 2020 will be posted on the Pleasant Township Website; b) a map of the potential location of the Chesnut Solar LLC Project will be posted on the Pleasant Township Website; c) a copy of the draft Solar Energy Amendment will be posted on the Pleasant Township Website (all of which has been executed). There was discussion of additionally providing an estimate of revenue which the potential Chesnut Solar LLC Project could generate to the township. However, it has been determined that this estimate would be impossible to provide until the final

specifics of the project are present via submission of a formal building permit to the township. It was also emphasized to the residents that once the concerned solar energy system document is finalized it will be presented to all the township residents via a public forum advertised in advance for their input. However, their input is additionally welcomed at all public meetings of the commission held on the third Thursday of every month.

5. There being no additional business for discussion Mr. Leib made motion to adjourn, seconded by Mr. Williams all Zoning Board Members in attendance agreed and the meeting was adjourned. The next scheduled Zoning Board Meeting will be held on September 17, 2020 at 7:30 PM.

Pleasant Township Zoning Commission  
Monthly Meeting

Guest Sign In

8/20/2020

Name

Address

Evie Collins

3902 Maple Grove Rd

Kalub Patterson

3694 Maple Grove Rd.

Dee Cackler ~~deackler@ed~~

3694 Maple Grove Rd

Nancy McDaniel

3845 Maple Grove Rd

Melodie Little

3878 Maple Grove Rd.

Kirsty Brandenburg

3899 Maple Grove Rd

Caleb Tullos

3776 Maple Grove Rd.

Chris Tullos

3931 Maple Grove Rd

Phil Brewer

3600 maple grove RD

8/20/2020

Dee Cackler - dcackler@columbus.rr.com

Phil Brewer brewskee\_brew@yahoo.com

Nancy Mc Daniel 3845 Maple Grove Rd

scotlmedaniel@columbus.rr.com

Melodie Little melk1961@aol.com

Noel and Sharon Jerome nsjerome@live.com  
614 Newmans Cardington Rd E.

Erie Collins collinsme@frontier.com  
3902 Maple Grove Rd

Chris Tullos pctullos@gmail.com

Caleb Tullos ctullos13@gmail.com

PLEASANT TOWNSHIP ZONING  
MONTHLY/YEARLY REPORT

2020

	<u>Jan</u>	<u>Feb</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>July</u>
New Homes	2			5		1	
Additions	2	1					1
Signs		1				2	
Accessory Buildings		1			1	4	1
Fence	1			1	2	3	4
Decks					3	2	2
Porches					2	4	2
Concrete patios					4	4	
Ponds					1		
Pools					3		
Use permits					4		2
Cell Towers		1			0		
Business permits					2		
Solar Panels							
sidewalks							
Excavation							
Driveways							
<b>Total Permits</b>	5	4		7	10	24	1
Violations sent	2	2		2	2	2	2
Requests for info							
<b>Zoning report totals</b>	7	6		9	12	26	16
Communications							
Mortgage Companies	15	29		22	39	43	31
Appraisal Companies							
Real Estate Inq.		1					
<b>Total</b>	15	30		22	39	43	36
Cost of new const.	\$ 274,321.00	\$ 46,500.00	\$ 1,763,876.00	\$ 333,150.00	\$ 382,990.00	\$ 233,130.00	\$ 297,558.00
Income from permits	\$ 633.40	\$ 325.00	\$ 1,544.10	\$ 225.00	\$ 1,800.00	\$ 1,050.00	\$ 573.00
Income from appeals	\$	\$ 300.00	\$ 900.00	\$	\$ 300.00	\$ 600.00	\$ 300.00

PLEASANT TOWNSHIP ZONING  
MONTHLY/YEARLY REPORT

<u>Aug.</u>	<u>Sept.</u>	<u>Oct.</u>	<u>Nov.</u>	<u>Dec.</u>	<u>Total</u>	
1					10	New Homes
					5	Additions
					2	Signs
2					14	Accessory Buildings
					13	Fence
1					9	Decks
					5	Porches
					1	Concrete patios
						Ponds
					9	Pools
					1	Use permits
					0	Cell Towers
						Business permits
					0	Solar Panels
					0	sidewalks
						Excavation
4	0	0	0	0	3	Driveways
					74	Total Permits
1					13	Violations sent
						Requests for info
5					87	Zoning report totals
12					227	Communications
					0	Mortgage Companies
						Appraisal Companies
						Real Estate Inq.
12	0	0	0	0	228	Total
						Cost of new const.
					\$ 286,134.00	
					\$ 440.00	Income from permits
					\$ 300.00	Income from appeals