

Board of Zoning Commission Minutes  
Reorganization Meeting  
January 3, 2023

The Board of Zoning Commission met for their reorganizational meeting on Tuesday, January 3, 2023, at 6:45 p.m. at the Darby Township Hall, Unionville Center, OH. The following Board and Alternate members were present: David Gruenbaum, Don Bailey, Adam Boerger, Neal Seaborn, Steve Studenmond, Dan Blumenschein and Jen Plahovinak. Others present: Scott Smith, Mike Priday, Nathan Cunningham, Dennis Graham, Mark Marsh, Terry Nicol, Dennis Blumenschein, Jim Scheiderer, Brad Bodenmiller (LUC) and Gram Dick (LUC).

Current BZC Chairman, Mr. Gruenbaum, called the meeting to order. The Pledge of Allegiance was recited.

Minutes from the November 7, 2022 meeting were distributed and reviewed by all members. Mr. Bailey made a motion to accept the minutes as presented. Mr. Studenmond seconded the motion. Motion was unanimously approved.

Mr. Gruenbaum opened the floor for nominations.

Mr. Bailey made a motion to nominate Mr. Gruenbaum to serve as Chairman. Mr. Studenmond seconded the motion. Mr. Boerger moved to close nominations, and Mr. Seaborn seconded the motion. Roll call vote to have Mr. Gruenbaum serve as the Chairman, Mr. Boerger, yea; Mr. Bailey, yea, Mr. Studenmond yea, Mr. Gruenbaum abstained, and Mr. Seaborn, yea. Roll call was unanimous for Mr. Gruenbaum to serve as Chairman.

Mr. Boerger made a motion to nominate Mr. Bailey to serve as Vice Chairman. Mr. Studenmond seconded the motion. Mr. Boerger moved to close nominations and Mr. Seaborn seconded the motion. Roll call to have Mr. Bailey serve as the Vice Chairman, Mr. Gruenbaum, yea, Mr. Seaborn, yea, Mr. Bailey abstained, Mr. Studenmond, yea, and Mr. Boerger, yea. Roll call was unanimous to have Mr. Boerger serve as Vice Chairman.

Mr. Seaborn moved to nominate Mrs. Priday to serve as secretary to the Board. Mr. Bailey seconded the motion. Mr. Boerger moved to close nominations and Mr. Studenmond seconded the motion. Roll call: Mr. Boerger, yea, Mr. Seaborn, yea, Mr. Bailey, yea, Mr. Studenmond, yea, and Mr. Gruenbaum yea. Roll call was unanimous to have Mrs. Priday serve as Secretary.

Mr. Bailey made a motion to use the Marysville Journal-Tribune and the future Darby Township website to publish meeting announcements, and such meeting notices need to be published ten days prior to the meeting. Members will receive notices through the regular mail and email, for those who have provided an email address. Mr. Studenmond seconded the motion. Mr. Boerger, yea, Mr. Seaborn, yea, Mr. Bailey, yea, Mr. Studenmond, yea, and Mr. Gruenbaum yea. Roll call was unanimous.

There being no other business the Zoning Commission meeting was adjourned.

David Gruenbaum (cp)

David Gruenbaum, BZC Chairman

Connie Priday

Connie Priday, BZC Secretary

Darby Township  
Board of Zoning Commission Minutes Meeting  
January 3, 2023

The Board of Zoning Commission met on Tuesday, January 3, 2023, at 6:55 p.m. at the Darby Township Hall, Unionville Center, OH. The following Board and Alternate members were present: David Gruenbaum, Don Bailey, Adam Boerger, Neal Seaborn, Steve Studenmund, Dan Blumenschein and Jen Plahovinak. Others present: Scott Smith, Brad Bodenmiller, LUC, Gram Dick, (LUC) Dennis Blumenschein, Jim Scheiderer, Mike Friday, Terry Nicol, Dennis Graham, and Mark Marsh.

BZC Chairman, Mr. Gruenbaum, called the meeting to order. The Pledge of Allegiance was not recited as it was recited at the earlier Reorganizational meeting.

The public notice was read:

The Darby Township Zoning Commission will hold their 2023 reorganizational meeting on Tuesday, January 3, 2023 immediately following the BZA reorganizational meeting, which begins at 6:30 pm, the BZC approximate start time is 6:40 pm. The meeting will be held at the Darby Township Hall, 508 Fourth Street, Unionville Center.

Immediately following the BZC reorganizational meeting the BZC will meet to continue reviewing the Darby Township Zoning Resolution.

Contact David Gruenbaum, BZC Chair or Connie Friday, BZC, Secretary with any questions.

Minutes from the November 7, 2022 meeting were distributed and reviewed by all members. Mr. Bailey made a motion to accept the minutes as presented. Mr. Seaborn seconded the motion. Motion was unanimously approved.

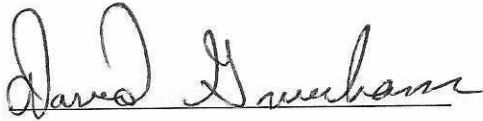
Mr. Bodenmiller provided information on the following items. A discussion ensued with the committee members referencing the November 7<sup>th</sup> LUC handout material. The following items were revised:

- The proposal amends Section 301 Contents of Application for Zoning Permit and Section 304 Expiration of Zoning Permit by clarifying timelines associated with expiration of zoning permits and extensions.
- The proposal amends Section 1002 Swimming Pools clarifying and establishing barrier requirements, removing requirements related to the State Code, and reducing setbacks for community pools.
- The proposal amends Section 1046 Solar Energy Systems. This change primarily amends production output maximums for accessory systems and clarifies net metering arrangements.
- The proposal allows Transient Lodging as a Conditional Use, eliminating Bed and Breakfast Inn, in the A-1 District and the U-1 District.
- The proposal updates definitions for agriculture and farm markets. Eliminates the definition of flag lot, and reorganizes definitions related to these amendments.
- The proposal eliminates the definition of flag lot and its exception under the definition of Lot Measurements.
- The proposal amends Section 1003 allowing for an additional accessory building of up to 100 square feet.

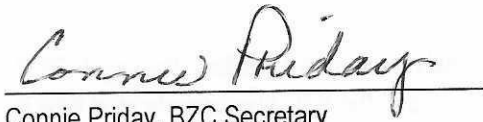
Mr. Seaborn made a motion to begin the zoning amendment process as proposed (document attached). Mr. Bailey seconded the motion. Roll call vote: Mr. Gruenbaum, yea, Mr. Bailey, yea, Mr. Boerger, yea, Mr. Seaborn, yea, and Mr. Studenmund, yea. Motion unanimously passed.

Mr. Bodenmiller indicated that LUC's next Planning Commission meeting will be held on January 12<sup>th</sup> and Darby Township's Zoning Resolution revisions will be presented to the LUC Board at that time. The next BZC meeting is scheduled for Monday, January 30, 2023 at 6:30 pm.

There being no further business Mr. Bailey made a motion to adjourn the meeting. Mr. Studenmund seconded the motion. Motion passed.



David Gruenbaum, BZC Chairman



Connie Priday, BZC Secretary