

The Special Board of Trustees Meeting Monday, April 15, 2024, was called to order at approximately 6:00 PM by Chairman Tomaino. After the Pledge of Allegiance the roll call was taken, Chairman Tomaino, Trustee DiBernardi, Trustee Villone, Fiscal Officer Balsinger, Zoning Inspector Kurilla and Representative of Diamond Bay were present.

Chairman Tomaino stated that this public hearing is being held for the following zone changes. Case No. 2024-ZC-001- A text amendment to the Milton Township Zoning Ordinance. Case No 2024-ZC-002 zone change to change R-1 portion of the parcel to Business B-2 parcel 51-040-0-058.00-0

The Fiscal Officer read the legal ad and notice of the public hearing and date of publication, Saturday April 07, 2024 in the Warren Tribune Vindicator advertising the two hearing listed.

Hearing 2024-ZC-002-DIAMOND BAY, LTD.

The Chairman read the proposed zoning map amendment to change parcel ID#51-040-0-058.00-0; from R-1, to B-2

The Chairman requested that the Fiscal Officer read the recommendation from the County Planning Commission. The Fiscal Officer read the recommendation from the County Planning Commission who met on 2/27/2024 and the Board Motioned to recommend approval.

The Chairman requested that the Fiscal Officer read the recommendation from the Township Zoning Commission. The Fiscal Officer read the recommendation from the Township Zoning Commission. The Zoning Commission unanimously motioned to recommend approval of the map amendment.

Chairman Tomaino stated that the Board of Trustees would now take comments and testimony from the general public regarding the zoning map amendment to the Milton Township Zoning Resolution. Please state your name and resident address and then present your testimony.

Carl Petrus, Engineer for Diamond Bay presented property showing the R-3 section in discussion. The owners propose a mercantile with 3 stores, coffee bar and a community center. A Geo Study was done for storm water.

Chairman asked if anyone wished to testify in opposition of the proposed text amendment. Tim Cline 385 Myrtle was opposed due to the water runoff and living directly across from proposed café he didn't want to look at dumpsters. The owner assured Mr. Cline that they would have open communication and would make sure everything was done tastefully.

Chairman Tomaino stated that the township has lost a lot of business lately and would like to see new ones move in. The chairman also asked the Board if they had any comments or questions.

Trustee DiBernardi stated she would always welcomed and is in favor of investors showing interest in the Milton Business district.

Trustee Villone stated he understood the hoops that you have to leap through when dealing with water run-off. He welcomes the opportunity for someone to spend money to make something happen that is good for the community.

Trustee Tomaino moved, seconded by Mr. Villone; that the recommendation of the Zoning Commission to approve the proposed map amendment to the Milton Township Zoning Resolution be adopted and approved, 04-15-24-S1

Mr. Tomaino Yes
Mr. Villone Yes
Ms. DiBernardi Abstain

Hearing 2024-ZC-001-Text Amendment to Milton Township Zoning Ordinance

The Chairman read the proposed amendment to the Milton Township Zoning Resolution, as amended through August 16, 2018, to amend the following section: Article 18-Supplemental Provisions, Section 18.23-Off-Site Detached Garages and Section 18.24-Size Limitation of Attached Residential garages.

The Chairman requested that the Fiscal Officer read the recommendation from the County Planning Commission. The Fiscal Officer read the recommendation from the County Planning Commission who met on 2/27/2024 and the Board Motioned to recommend approval.

The Chairman requested that the Fiscal Officer read the recommendation from the Township Zoning Commission. The Fiscal Officer read the recommendation from the Township Zoning Commission. The Zoning Commission unanimously motioned to recommend approval of the proposed amendment change.

Mr. Kurilla reviewed ORC 519-002 giving the authority to the Township Trustees to regulate building size. The changes were brought forward by the zoning commission regarding free standing garage and the limitation of attached residential garages. Mr. Kurilla gave examples of buildings that have been built previously and the reason behind the changes.

Chairman Tomaino stated that the Board of Trustees would now take comments and testimony from the general public regarding the proposed amendment changes.

Russell Weimer would like the board to consider the height change to be increased to 16 ft. This community is part of a recreational lake with many residents owning boats. The height increase would allow the home owner to store boats in their garages.

The chairman also asked the Board if they had any comments or questions. There were no additional comments.

Trustee Tomaino moved, seconded by Ms. DiBernardi; that the recommendation of the Zoning Commission to approve the proposed amendment to Section 18.23 of the Milton Township Zoning Ordinance with the text change from 15 feet to 16 feet in height. Be adopted and approved, 04-15-24-S2

Mr. Tomaino Yes
Mr. Villone Yes
Ms. DiBernardi Yes

Trustee Tomaino moved, seconded by Mr. Villone; that the recommendation of the Zoning Commission to approve and accept as written the proposed amendment to Section 18.24 of the Milton Township Zoning Ordinance be adopted and approved, 04-15-24-S3

Mr. Tomaino Yes
Mr. Villone Yes
Ms. DiBernardi Yes

At approximately 6:27 PM, Mr. Tomaino made a motion to adjourn Hearing , seconded by Mr. Villone and passed with 3 ayes, 04-15-24-S4

Date: _____