

**Zoning Board  
Meeting Minutes  
January 23, 2017**

**I. Call to order**

John Steinberger called to order the meeting of the Mad River Township Zoning Board at 7:00 p.m. on January 23, 2017 in the Mad River Township Hall.

**II. Roll call**

John Steinberger conducted a roll call. The following board members were present: John Steinberger, Karen Bailey, Neil Stevens, Alex Ward and Gerald Blair were present.

Guests present at this meeting were Brad Bodenmiller form L.U.C., Bob Purk, Mad River Township Zoning Inspector and Jane Napier, Assistant Prosecutor. Also in attendance were nearly 30 local residents.

**III. Pending Issues**

John Steinberger recognized that Mad River Township voted to reappoint Karen Bailey to a new term on the zoning board as the prior term expired 12-31-2016.

**IV. Minutes**

Secretary Karen Bailey submitted the minutes from the October 24, 2016 meeting for approval. Neil Stevens made a motion to approve the minutes as submitted, and Gerald Blair seconded the motion. The minutes were approved and accepted as presented.

**V. Old Business**

John Steinberger asked Brad Bodenmiller for an update on the process of completing the changes to the Zoning Code. Brad stated that his work was nearly complete; answers were secured for the items that required research; previously accepted changes were incorporated; one item still pending is the update of signage, it is expected that the final draft will be presented at the next scheduled meeting of the zoning board.

**VII. New Business**

John Steinberger indicated that the board did not have a Vice-Chair and asked for nominations. Alex Ward was nominated by Neil Stevens and he accepted the nomination. Gerald Blair was nominated by Karen Bailey, but he declined the nomination, Neil Stevens was nominated by Gerald Blair but he declined the nomination. With nominations closed, by unanimous vote, Alex was awarded the position of Vice-Chair.

At this point, John turned the meeting over to the new Vice-Chair. At the request of Bob Purk, Brad Bodenmiller gave a brief description of what the LUC is and how it came about.

Mad River Township Trustee Dave Riley mentioned to Brad that the trustees had presented two zoning changes, and to date, he had not heard any report of them being addressed (i.e., an addition to section 563, 8) ...Will have a minimum of 60' road frontage; and an addition to section 543 ....Shall not be granted for lots with less than 60' road frontage). Brad agreed to review this.

As the majority of the audience members attended this meeting to discuss the newly planned addition of a cell tower on the farm property located on the Northeast corner of Vance Road and Nettle Creek; Alex Ward permitted them to speak and address the Board at this time.

Jane Napier reminded everyone in attendance that this zoning board has but one task and that is to review and update the residential zoning ordinances, they have no authority regarding anything other than R-1 property; the cell tower would fall under a U-1 designation and the township currently has no regulations on U-1 property. She also reminded everyone that the state regulation supersedes township regulations; regarding a public utility, the state has essentially exempted them from any township zoning.

Several residents in the community spoke of their concerns and asked several questions. Jane Napier, Brad Bodenmiller and Bob Purk answered as many of the questions as they were able.

**VIII. Adjournment**

Alex Ward asked for a motion to adjourn. Karen Bailey so moved and Gerald Blair seconded the motion. The meeting was adjourned at 8:33 p.m.

Respectfully submitted,  
Karen T. Bailey, Secretary of the Mad River Township Zoning Board.

DRAFT