

The Tuesday December 18, 2018 meeting of the Delhi Township Zoning Commission was called to order by Dale Weisker at 6:00 p.m. at the Administration Building. The meeting began with the Pledge of Allegiance to the Flag.

Members present:

Dale J. Weisker
Neil J. O'Connor
Kevin M. Rhodes

Also present:

Gregory L. DeLong, Community Development Director
Thomas R. Stahlheber, Zoning Coordinator

Motion 2018-7

Mr. Rhodes moved and Mr. O'Connor second to appoint Dale Weisker as Acting Chairman for the meeting of December 18, 2018. Msrs. Rhodes, O'Connor, and Weisker voted aye. Motion carried.

The Commission received certification that the rules pertaining to the Sunshine Law had been adhered to for the meeting.

Resolution 2018-13

Mr. O'Connor moved and Mr. Weisker second to approve the minutes of the Commissions' October 17, 2018 meeting, but to dispense with the reading. Msrs. Rhodes, O'Connor, and Weisker voted aye. Motion carried.

The Commission continued their discussion on the proposed Township Property Maintenance Code.

Mr. Stahlheber advised that at the Commissions' October meeting the initial draft of a proposed property maintenance code was discussed. He commented that in response to comments received, and further staff review, further suggested revisions were made and a second draft distributed to the Commission for review and comment.

Mr. DeLong advised that items added included maintenance of private sidewalks and driveways, and trimming of shrubbery and trees.

To Mr. Weiskers' question as to if Mr. Fehr offered any input Mr. Stahlheber responded in the affirmative stating that he did submit comments.

Mr. Stahlheber advised that staff will be accumulating everyone's comments and then going through and tweaking the proposed language further.

Mr. Weisker advised that Section 108.4 wording needs to be cleaned-up.

To Mr. Weisker question as to who determines what the fines will be are Mr. DeLong advised the courts will, and that such could be up to five hundred dollars (\$500) a day, per violation.

Mr. DeLong advised that if adopted he would like to incrementally implement the Code, starting with less sensitive issues. He commented that Township will need to hold community engagement meetings to let the public know what is coming.

Mr. DeLong advised that the Township is trying to participate in a land bank program through Hamilton County and that support/adoption of a property maintenance code is important. He commented that one of the requirements for properties to be acquired by the Land Bank is that there needs to be a violation at them. He noted that the Township is running into road blocks inasmuch as several identified properties, though in tax foreclosure, do not have violations on them. He noted that in the past few weeks three properties were removed from the Land Bank’s demolition list because we don’t have an adopted property maintenance code.

Old Business:

- Mr. Stahlheber advised that the Trustees’ hearing in case ZC2018-3 (text amendment @housekeeping items & alternative energy) was approved and is now in place.
- Mr. Stahlheber advised that the request of the Board of Trustees staff is working to develop some form of regulation affecting the placement/keeping of trash cans.
- Mr. Stahlheber advised that the County has approved the Greenside Estates subdivision (Delhi Par 3 golf course property).
- Mr. DeLong advised that staff is also working on regulations affecting dirt bike tracks in residential areas.

New Business:

- The Commission set tentative meeting dates for January 16, February 6/20 and March 6/20, 2019.
- The Commission received three periodical articles.

There being no further business on motion of Mr. Rhodes seconded by Mr. O’Connor the meeting was adjourned at 6:45 pm. Mssrs. Rhodes, O’Connor and Weisker voted aye. Motion carried.

Gregory J. DeLong, Secretary