Meeting Minutes

September 26, 2024

**Members present**

Audie Wykle

Bruce Ebert

Michael Linton, Interim Hocking County Commissioner

Steve Buckley

**Minutes**

* Several members are missing from today’s meeting: Mr. Kilbarger, Mr. Fuller, Ms. Howe, Ms. Ogle, and Mr. Beiter. Mr. Linton is filling in for Ms. Ogle.
* Mr. Wykle discussed the kick-off session with American Structure Point was held on September 10. American Structure Point is the selected consultant for the zoning ordinance project. There was light attendance.
* The work session held on September 17 also had light attendance. During the work session, the kick-off meeting with American Structure Point was reviewed.
* Mr. Wykle asked for a motion to approve the minutes for the August meeting. Mr. Buckley made the motion, second by Mr. Ebert. All in favor, motion passes.
* American Structure Point did attend the Hocking County Fair. Mr. Wykle was encouraged at the amount of people that stopped by and spoke with them and said that they keep up to date by watching videos of meetings.
* Moving forward, it is important that the commission keep up its work and continue to meet.
* Roughly 500 responses to the zoning survey as of today’s meeting. The link to the survey is on the Planning Commission website, as well as a QR code. If you have a smart phone the QR code will take you directly to the survey.
* On Tuesday, October 22 there is a stakeholder’s meeting scheduled. Meeting will start at 3:00 at the Scenic Hills Senior Center (corner of Spring and Front streets) The stakeholder meetings are going to be broken down into 1-hour segments. They are public meetings, and everyone is encouraged to attend. The meeting would run from 3-7 PM.
  + The purpose of the stakeholder meetings is to talk to individual groups who have specific interests in the direction that the county is moving.
  + 1 hour for local business owners. There will be a different meeting held for individual cabin owners.
  + 1 hour for realtors and real estate attorneys
  + 1 hour for real estate developers and engineers/design professionals.
  + 1 hour for agricultural community and township trustees.
  + These are just beginning stakeholder meetings, they are open to the public, nothing is closed or secret from the public. But the purpose of these stakeholder meetings is to get input from the individual groups.
* Mr. Wykle called David Baird with American Structure Point to provide an update
  + Mr. Baird stressed the importance of the stakeholder meetings, and that it is to gain perspective from different groups and their needs for this code.
  + Mr. Buckley had a question: aren’t public safety forces a stakeholder? Mr. Baird said that safety services stakeholder group can be added.
  + Mr. Gerstner in the gallery asked if Mr. Baird has a date to have a preliminary zoning plan to the zoning commission. Mr. Baird stated that they have prepared a project timeline. The focus first is to have the public and stakeholder meetings to gather input, and then to have something solid in print by early 2025.
  + Mr. Linton asked Mr. Baird how he would describe the quality and quantity of the discussions that American Structure Point had at the Hocking County Fair. Mr. Baird said that he was not at the fair, that was some other team members. He has spoken to them, and the consensus he’s gathered is that most of the conversations were positive. Mr. Wykle agreed and said that he was encouraged by the number of people who had a general interest in what it was, as well as comments and suggestions. Mr. Wykle said there was a lot of people that showed up at the fair and took paper copies of the zoning survey with them. Many people took the yellow strips of paper that had the QR codes on them, and Mr. Wykle has seen a lot of completed surveys from those that were picked up at the fair. Mr. Baird said ~95% of people that spoke to American Structure Point agreed that there needs to be something put in place because the general area could lose what the community likes about it without some general regulation.
  + Mr. Wykle asked Mr. Baird if he could walk the group through the upcoming stakeholder meeting. A representative of MORPC will be there as well as Mr. Baird. Mr. Baird explained that they bring some questions to the meeting in case individuals don’t start talking, but the meeting is very open for the stakeholders to explain what they want to see and what they don’t. They also are gauging the reaction from others in the room to when something is said.
* Mr. Gerstner in the gallery stated that it is important to note that what the public thinks is zoning is not what this zoning ordinance is going to be. Mr. Wykle agreed and stated that the future ordinance would be more of a land use plan than a “standard” zoning. Mr. Baird also explained that with either a zoning or land use plan it must be tailored and specific to the area that it will be serving.
* Mr. Linton asked if once the process is further along and the draft ordinance is written, would a one-page flyer or FAQ be able to be sent out to voters. Mr. Baird agreed that a summary presentation would be given before it would go to the ballot to be voted on.
* Mr. Ebert made a motion to adjourn the meeting. Mr. Buckley second. All in favor, motion passes.

**Questions from the Public**

* Mr. Nihiser in the gallery asked of the 500 surveys that have been submitted, how many of those individuals are eligible to vote. Mr. Wykle said that he does not have that number off the top of his head, but that is a question on the survey. Another question on the survey, and Mr. Wykle has noticed a few of those on the survey who don’t live in the county, so they cannot vote either.
* Mr. Nihiser also asked regarding the stakeholder meetings: he is currently listing a property with a realtor from Columbus and asked why their opinions is being solicited when they can’t vote or don’t live here. Mr. Wykle explained that even local realtors list properties in surrounding counties, so hopefully they could provide insight at least into what they’re seeing in other counties and situations. Mr. Baird said typically in these situations it is local people in these meetings, local realtors, local brokers, those that do the job but also live in the community.
* Mr. Nihiser also asked if the upcoming meetings will be live-streamed. Mr. Wykle stated that they will not be. Mr. Nihiser explained that at the solid waste meeting, the meeting was being live-streamed with a smart phone and questioned why the upcoming meetings couldn’t be live-streamed to reach more people. Mr. Linton noted that the Commissioner’s meetings and zoning meetings are live-streamed through Facebook, and so live-streaming through that media is only reaching a select few that utilize Facebook. Not everyone uses Facebook. Mr. Baird stated that the IT person could set it up where the meeting could be listened to, but it wouldn’t be interactive. Advance planning would be needed to ensure that the facility is equipped for that and set up to do that, depending on the type of room the meeting would be held in. Mr. Wykle explained that the group is not against live streaming, but there is logistics involved. Not every meeting would be able to be live-streamed.

**Upcoming Meetings**

* Stakeholders meeting: October 22, 2024 @ 3:00-7:00 PM
* Regular scheduled meeting: October 31, 2024 @ 2:00 PM

*Minutes respectfully submitted by Hannah Montgomery, BSH, REHS*