

Brown Township Zoning Commission

Brown Township Hall

5555 State Route 521

Delaware, Ohio 43015

Meeting Minutes November 6, 2025

Attendees

Kyle Vanderhoff, Chair

Jeremy Williams, Vice-Chair

Nick Creedon, Member

Stan Bean, Alternate

Marc Gaskell, Alternate

Steve Serio, Zoning Inspector

Vickie Sheets, Zoning Secretary

Call to Order

The meeting was called to order at 7:00 p.m. by the Chair Kyle Vanderhoff

Pledge of Allegiance

Attendees recited the Pledge of Allegiance.

Approval of Minutes

Mr. Gaskell moved, and Mr. Williams seconded the adoption of the October 2025 minutes. Motion passed.

Changes to Agenda

There were no changes to the agenda.

Regional Planning Meeting Attendance

Mr. Serio attended the August meeting and will attend the December meeting.

Zoning Inspector Report

Mr. Serio reported a busy month in October which included eight permits issued and one permit pending receipt of a required health department letter.

New Business

Ms. Sheets reminded members to save the November 20th date for the Prosecutor Training. Members were unclear at this time regarding their ability to attend.

Mr. Serio reported that the trustees were concerned about the cost of court reporter services for hearings and questioned the need for increasing the cost of variance applications to cover these costs. Mr. Vanderhoff pointed out the limited number of Board of Zoning Appeals each year. The members suggested exploring other options for recording hearings and plan to collect more information.

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All these as well as other issues need further discussion and fleshing out. The members remained focused on the goals of making attractive options to potential developers and retaining rural feel while circumventing annexation.

Mr. Vanderhoff plans to continue work post proposed language and post on the Goggle Drive Mixed Use Overlay folder. He asked members to review and comment prior to the December meeting. The members will continue discussion at the next meeting on concepts to be included in the Brown Zoning Resolution language.

Adjournment

Mr. Williams moved to adjourn the meeting and Mr. Bean seconded. Motion passed and Mr. Vanderhoff adjourned the meeting at 8:15 pm.



Vickie Sheets
Brown Township Zoning Secretary



Kyle Vanderhoff
BTZC Chair