

Zoning Commission Minutes

Jerusalem Township Zoning Commission
April 1, 2026

Opening: Jim Boothby called the meeting to order @7:00pm.

	Present	Absent
James Boothby	x	
Jennifer Shepherd	x	
Terry Bourdo	x	
Scott Henegar		x
Dan Fehn, Alt		x
Troy Soncrant	x	

Elected Officials, Staff, and visitors present: Jacob Barnes, Rob Gearhart, Jeff Stopar

The first item was training with Township Legal Counsel Jeff Stopar.

Main Points:

- The Zoning Commission’s role per ORC is initiating text amendments and considering zoning changes as well as changes to the zoning maps.
- Mr. Stopar said they do not need to meet monthly but on an as needed basis. He noted that most Townships of similar size to Jerusalem Twp meet three to four times a year.
- It was advised by Mr. Stopar to make time to let the public have time to speak per the Townships policy.
- During a public hearing, he noted the importance of “standing” when testimony is given at a public hearing. For example, considering testimony from a neighboring property owner over someone who lives on the other side of the township.
- -The Commission asked on data centers. Mr. Stopar recommended to look at the issue carefully and recommended making it a conditional use so it goes to the BZA to be regulated better.

Approval of Minutes: Zoning Commission minutes from 3/4/2026.

Motion made by **Terry Bourdo** to approve the 3/4/2026 minutes. Seconded by **Troy Soncrant**.

Roll call:

James Boothby=y

Terry Bourdo=y

Jennifer Shepherd=Abstain

Scott Henegar=

Dan Fehn, Alt=

Troy Soncrant=y

Motion: Carried

Approval of Minutes: Zoning Commission minutes from 3/11/2026. There was brief discussion on the minutes. Rob Gearhart noted there was an incorrect motion on there that was removed.

Motion made by **Terry Bourdo** to approve the 3/11/2026 minutes as amended. Seconded by **Troy Soncrant**.

Roll call:

James Boothby=y

Terry Bourdo=y

Jennifer Shepherd=Abstain

Scott Henegar=

Dan Fehn, Alt=

Troy Soncrant=y

Motion: Carried

Old Business: A motion was requested to set the public hearing for a zoning change request from C-2 to A/R for 9815 Corduroy Rd. & 9825 Corduroy Rd. (partial) for May 6, 2026, at 7:00pm.

Discussion: Jim Boothby asked attorney Jeff Stopar if this request is legal because the resident of 9825 Corduroy signed the document after the March 4th, 2026, zoning commission meeting. Attorney Jeff Stopar reviewed the documents and gave the legal opinion that one fee/application is acceptable especially since the residents were in agreement and were aware of this being sent to the Lucas County Plan Commission as one case instead of two. Also, it was presented at the March 4th, 2026, meeting as one case (both addresses but minus one signature). The Plan Commission required the owner of the 9825 corduroy to sign the document which was completed and it was re-sent to the Plan Commission. Jeff Stopar remarked that since this was nothing more than an administrative act there was nothing fraudulent about it and it was handled appropriately by the Zoning Department.

A motion made by **Terry Bourdo** to set the public hearing for a zoning change request from C-2 to A/R for 9815 Corduroy Rd. & 9825 Corduroy Rd. (partial) for May 6, 2026, at 7:00pm. Seconded by **Troy Soncrant**.

Roll call:

James Boothby=y

Terry Bourdo=y

Jennifer Shepherd=y

Scott Henegar=

Dan Fehn, Alt=

Troy Soncrant=y

Motion: Carried

Motion requested to have staff transmit future zoning change requests to the Plan Commission on behalf of the Zoning Commission.

Discussion: Jacob Barnes explained this request is to streamline a text amendment/zoning change process for the residents. The Zoning Commission still will hold their hearing and make their recommendation to the Trustees after it comes back from the Lucas County Plan Commission. Attorney Jeff Stopar said that sending a request to the Plan Commission for their review and recommendation is an administrative act and is required to be sent to the Plan Commission regardless of the Zoning Commission vote. ORC 519.12 states it **shall** get sent to the County Plan Commission. Troy Soncrant asked if the Zoning Commission could be notified when this occurs. Jacob Barnes noted that the staff would be glad to copy the Zoning Commission on any request that is sent to the Plan Commission. Jennifer Shepherd thanked the Zoning Office for correcting the Zoning Commission and helping them to function properly.

A motion was made by **Terry Bourdo** to have staff transmit future zoning change requests to the Plan Commission on behalf of the Zoning Commission. Seconded by **Jennifer Shepherd**.

Roll call:
James Boothby=y
Terry Bourdo=y
Jennifer Shepherd=y
Scott Henegar=
Dan Fehn, Alt=
Troy Soncrant=y

Motion: Carried

Public Comment: No Comment

Adjourn: Motion made to adjourn the meeting at 8:03pm by **Jennifer Shepherd**.
Seconded by **Terry Bourdo**.

Roll call:
James Boothby=y
Terry Bourdo=y
Jennifer Shepherd=y
Scott Henegar=
Dan Fehn, Alt=
Troy Soncrant, Alt=y

Motion: Carried

Meeting adjourned at 8:03pm.

Recorder -Rob Gearhart