

Perry Township

Office of the Zoning Inspector

March 3, 2023

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

**RE: Otter Creek Commercial Park – Preliminary Plat
Zoning Compliance – Action Required by Applicant**

Dear Mr. Brad Bodenmiller:

I reviewed the Preliminary Plat. The previous concerns I mentioned in my February letter—about the Township's depth to width ratio—have been addressed. I believe the lots now comply with the Perry Township Zoning Resolution.

Aside from the Preliminary Plat, one of the proposed uses may require action by the Zoning Commission/Board of Trustees or BZA. The definition of service business reads, "Any profit making activity which renders primarily services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered" (pp. 41). Currently, "service business" is not a permitted/conditional use in the M-1 Light Manufacturing District. This would need added as a permitted/conditional use in the M-1 District by Zoning Commission/Board of Trustees or a use variance granted by BZA in order to be allowed.

Please contact me with any questions you may have regarding this letter at (937) 666-5402.

Sincerely,



Dan Ackley
Zoning Inspector, Perry Township