



**Staff Report – Liberty Township Zoning Amendment**

<b>Jurisdiction:</b>	<b>Liberty Township Zoning Commission</b> c/o Richard Lindemer (937) 539-8460
<b>Applicant:</b>	<b>Pat &amp; Burley Hall</b> 6971 Ludlow Rd Cable, OH 43009 (937) 869-0628
<b>Request:</b>	The Zoning Commission received an application to rezone a single parcel from Low-Density Residential (R-1) to Rural District (U-1).  Parcel(s) involved: <ul style="list-style-type: none"> <li>• 19-121-00-00-115-000</li> </ul> Acreage proposed to be rezoned: <ul style="list-style-type: none"> <li>• 69.583</li> </ul> Existing Use: <ul style="list-style-type: none"> <li>• Agriculture</li> </ul> Proposed Use: <ul style="list-style-type: none"> <li>• Ag Preservation</li> </ul>
<b>Location:</b>	This parcel is located on the northeast corner of Twp Rd 30 and Twp Rd 188 in Liberty Twp, Logan County, OH. More generally, it is located about halfway between the City of Bellefontaine and the Village of West Liberty, west of U.S. 68 but east of the railroad tracks and Simon Kenton Trail.
<b>Staff Analysis:</b>	<b>Vicinity Land Uses &amp; Zoning</b> Surrounding land uses appear mostly agricultural in nature, with a few single family dwellings and woodland areas. One corner of the lot does border the Tanglewood Acres residential subdivision. Other neighboring uses appear to be residential minor lot splits.  The lot is currently zoned Low-Density Residential (R-1). To the north, east, and south, the lot is bounded by more R-1. To the west is U-1, with Twp Rd 188 appearing to be the boundary between the two.



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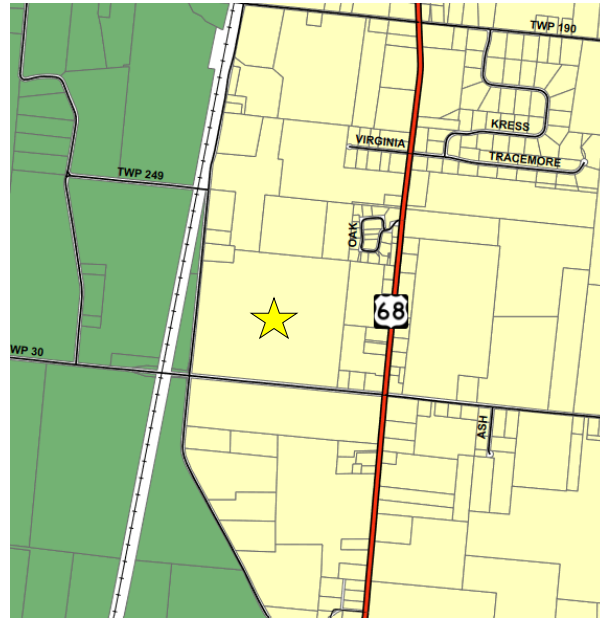


Figure 1: Liberty Twp Zoning Map (2021)

### **Zoning Resolution**

The Zoning Resolution is comprehensive and it establishes zoning districts, and provides purpose and intent of each of those districts.

The purpose of the R-1 Low Density Residential District is to provide land for single-family dwelling units not to exceed four dwellings per acre with a central sewerage system (Zoning Resolution, pp.38).

The purpose of the U-1 Rural District is to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasi-public purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the County's Subdivision Regulations (Resolution, pp.38).

Liberty Township does regulate Agriculture to the fullest extent allowed by ORC 519.21, as found in Section 101 Use of land or buildings for agricultural purposes not affected (Resolution, pp. 5). Agricultural uses and structures are exempt from zoning except: 1) In any platted subdivision; and, 2) In any area consisting of fifteen or more lots approved under ORC 711.131 that are contiguous to one another, or some of which are contiguous to one another and



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adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road.

So regardless of the zoning district, agriculture that is located on this lot is not affected by the Zoning Resolution because it is not in a platted subdivision and is not part of fifteen or more lots approved under ORC 711.131 due to the acreage of the lot.

### **Logan County Comprehensive Plan**

A comprehensive plan is a guide for decision-makers considering land use changes. The Logan County Plan was last updated in 2007.

Chapter 5 contains the Goals and Objectives, Plan recommendations and action items. Under 5.4 Zoning and Land Use, one of the goals is to “Encourage well-managed growth that preserves the rural character of Logan County” with an objective of “2. Direct development in areas, which can be served by sanitary sewer, water, and roadways” and “5. Target growth and development in incorporated areas with urban services (Villages/Cities) to contain sprawl. Infill development in appropriate incorporated areas and villages” (County Plan, pp.66).

Another listed goal is to “Preserve farmland and open space while promoting stable local agricultural economy” with some of the objectives being “3. Encourage the growth and sustainability of Logan County Land Trust” and “7. Support and encourage the Agricultural Easement Purchase Program through the Ohio Department of Agriculture’s Clean Ohio Fund” (County Plan, pp. 66).

More listed goals are “Achieve sustainable Land use.” With an objective of “3. Designate prime agricultural lands that are protected from non-agricultural uses” (County Plan, pp. 67). Another goal of “Protect agricultural lands” and another of “Preserve natural physical features of Logan County” with an objective of “Purchase easements through the Clean Ohio Ag Easement program and/or promote donating agricultural or conservation easements through the Logan County Land Trust” (County Plan, pp.67).

### **LUC Regional Plan (1970)**

The Regional Plan is quite extensive and has many volumes.

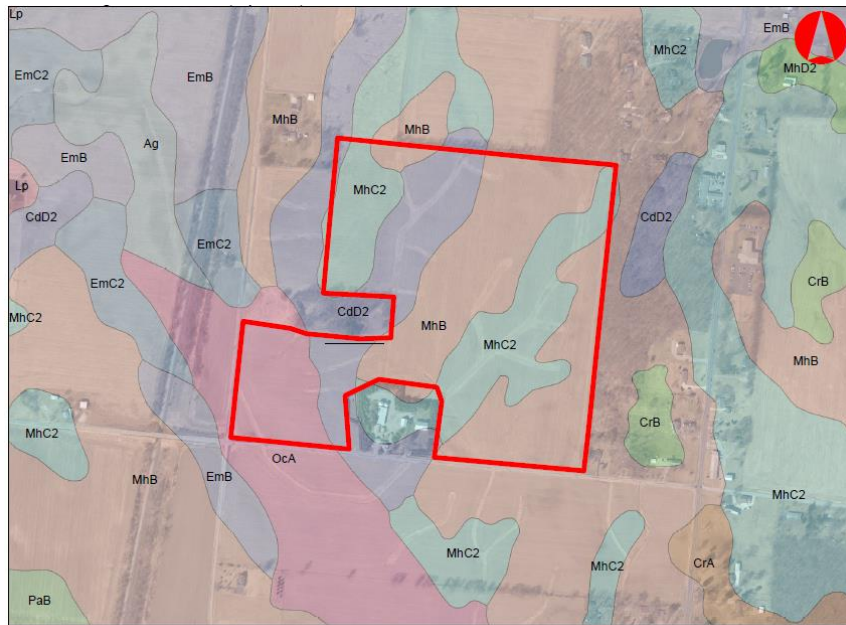


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Generally, the Regional Plan promotes development where there are services and utilities, such as existing urban areas and to protect and preserve farmland and natural areas. In the *Comprehensive Plan* volume of the Regional Plan, in the “Land Use Plan” section under “Agricultural Land Use” it states: “Efforts should be made by the LUC Regional Planning Commission to maintain its prime agricultural land and disallow development of cropland...” (Regional Plan: *Comprehensive Plan*, pp. 40).

**Logan County Land Trust**

LUC Staff cooperate with the Logan County Land Trust (LCLT) and assist them in the submittal of applications for State and Federal funds and protections for farmland preservation. Using the USDA Web Soil Survey (WSS), LUC Staff determined that 100% of the soils located within the boundaries of this parcel are considered to be “prime farmland” or “farmland of local importance”.



Logan County, Ohio		
Map Symbol	Map Unit Name	Farmland Classification
CdD2	Casco-Eldean complex, 12 to 18 percent slopes, moderately eroded	Farmland of local importance
MhB	Miamian silt loam, 2 to 6 percent slopes	All areas are prime farmland
MhC2	Miamian silt loam, 6 to 12 percent slopes, eroded	Farmland of local importance
OcA	Ockley silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes	All areas are prime farmland

Figure 2: Soils Map of Hall Property



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	<p><b>Conclusion</b></p> <p>The property is adjacent to a larger existing U-1 District, and will not create an island of U-1, and will not divide or create an island out of the remaining R-1 District.</p> <p>The property is a such a distance from both the City of Bellefontaine and the Village of West Liberty and that neither municipality provides public water and sewer service (LUC Staff researched this as part of the LCLT application process prior to the submittal of this parcel amendment). The plans referenced in this report encourage development in already established urban areas that have those services.</p> <p>This zoning amendment accomplishes many of the agricultural and land use goals of the Logan County Comprehensive Plan (2007) and the LUC Regional Plan (1970).</p>
<p><b>Staff Recommendations:</b></p>	<p>Staff recommends <b>APPROVAL</b> of the proposed zoning amendment, based on the Zoning Resolution, Logan County Comprehensive Plan, and the LUC Regional Plan.</p>
<p><b>Z&amp;S Committee Recommendations:</b></p>	