Outlook

RE: Washington Twp (L) - Zoning Text Amendment November 2026

From Breanne Parcels <bparcels@logancountyohio.gov>
Date Tue 11/3/2026 3:00 PM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Aaron Smith <aaronsmith@lucplanning.com>

Possibly. Health District has a serious concern about the water availability for that possible development. Orchard Island is littered with HD variances for wells being too close to lot lines, rights of way, sewer infrastructure. I honestly think Duff should do a PUD given two sewer mains bisect that as well.

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BREANNE N. PARCELS
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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, November 3, 2026 2:56 PM
To: Breanne Parcels <bparcels@logancountyohio.gov>; aaronsmith@lucplanning.com
Subject: Re: Washington Twp (L) - Zoning Text Amendment November 2026

Another thought: We still have the Subdivision Regulations which would provide for the Health District to review/approve a major subdivision.

A question: Would you prefer them to apply for a variance in the Orchard Island instance?

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From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
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I don't disagree in concept, but in practice most of the R-2 District area is built-out. I don't think they will be able to develop along the northeast portion of Orchard Island if that is the case. They've been discussing a +/- 20 lot subdivision there.

Zoning Map link for reference is below:
https://www.lucplanning.com/_files/ugd/540e57_c4d2f205fc6341e791efb96d98e001b7.pdf

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From: Breanne Parcels <bparcels@logancountyohio.gov>
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I think the group or central water requirement in R-2 should stay until/unless the Health District can illustrate to the Zoning Commission what their experience has been with wells in densely-populated unincorporated territory.

UNDER OAC, WATER SERVICE LINES CANNOT CROSS PARCEL BOUNDARIES therefore no new shared wells are permitted.

LOGAN COUNTY OHIO

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Subject: Washington Twp (L) - Zoning Text Amendment November 2026

Breanne,

Washington Twp (L) started a zoning text amendment. This triggers a recommendation from LUC. Our committees meet Thursday, November 12, 2026. A link to the existing zoning resolutions in the County--and maps--can be found below:

- https://www.lucplanning.com/logan-county-townships

I have attached a copy of the proposed amendments. The changes do two things:

1. Update Section 1025 Penalties for Violation to utilize the model text language that you and the other two assistant county prosecutors from our region helped to draft.
2. Remove group or central water as a requirement in the R-2 District, found in Section 230. As far as I can tell, the only R-2 District area that has group or central water in Washington Township is on Neely Island, which is south of Orchard Island on the east side of St. Rt. 708.

I do not have any concerns to raise at this time.

If you have any comments you'd like our committees to consider, please let me know. We will share any comments you send with the Zoning Commission as well.

Aaron Smith, AICP, CSI
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