



Zoning & Subdivision Committee
Thursday, May 11, 2023

The Zoning and Subdivision Committee met in regular session on Thursday, May 11, 2023, at 11:50 am.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Gram Dick, Todd Freyhof, Ashley Gaver, Steve McCall, Heather Martin, Tammy Noble, Tom Scheiderer, Aaron Smith, and Luke Sutton for Jeff Stauch. Absent members were Wes Dodds and Steve Robinson.

Guests: Greg Iiams, Village of Russells Point; Justin Wollenberg, Terrain Evolution; Eric Snowden, Jerome Township; Gary Nuss, NRI JVC.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Tom Scheiderer moved a motion to approve the minutes from the April 13, 2023, meeting as written, and Steve McCall seconded. All in favor.

1. Review of Jerome Village Market Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated confirmation of the approval of the variance was sent via email. At this point, it makes sense to recommend approval with conditions from the staff report.
 - Steve McCall moved a motion to recommend approval of the Jerome Village Market Preliminary Plat with conditions and comments of the staff and Luke Sutton seconded. All in favor.

2. Review of Allen Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Scott Coleman & Tammy Noble – Who issues their building permits?
 - Gram Dick and Eric Snowden responded the County.
 - Discussion happened regarding this language and what's required.
 - Tyler Bumbalough asked about fences and Brad provided further details about pool barriers. Discussion happened further regarding fencing and pools.
 - Tammy Noble – So there's a handful of definitions they must come up with, will you make recommendations?
 - Gram Dick responded that language has been given to them.
 - Tammy Noble – These seem to be very specific uses.
 - Aaron Smith stated broad definitions are useful. The Township wanted specific uses listed, so narrower definitions were shared with the Township.
 - Tyler Bumbalough moved a motion to recommend approval with modifications as stated in the staff report of the Allen Township Zoning Text Amendment and Todd Freyhof seconded. All in favor.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

3. Review of Leesburg Township Zoning Text Amendment (Union County) – Staff Report by Gram Dick
 - Tammy Noble moved a motion to recommend approval of the Leesburg Township Zoning Text Amendment and Ashley Gaver seconded. All in favor.
4. Review of Liberty Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Tammy Noble – Could they do agriculture without re-zoning?
 - Aaron Smith – Yes. Part of the application for Ohio Department of Agriculture is points based so one of the categories asks about zoning. They get more points if they're zoned for agriculture, so they get less points because it's zoned residential.
 - Brad Bodenmiller – Because of the acreage, agriculture would likely be exempt from township zoning either way.
 - Todd Freyhof moved a motion to recommend approval of the Liberty Township Zoning Parcel Amendment and Tyler Bumbalough seconded. All in favor.
5. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
 - Scott Coleman asked if there is a map associated with this recommendation and Aaron Smith showed the map.
 - Eric Snowden provided information on how Jerome Township has done something similar.
 - Scott Coleman asked about a zoning line on the old map that did not apparently follow a property line or other natural feature. If it could be a ditch? Aaron Smith pulled up a map of the parcels to review.
 - Tammy Noble moved a motion to recommend approval of the Richland Township Zoning Parcel Amendment and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:31 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconded. All in favor.