



Zoning & Subdivision Committee
Thursday, March 9, 2023

The Zoning and Subdivision Committee met in regular session on Thursday, March 9, 2023, at 12:17 pm.

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

Guests: Greg Iiams, Village of Russells Point; Ken Reiff, Allen Township Trustee.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the February 9, 2023, meeting as written, and Tyler Bumbalough seconded. All in favor.

1. Review of Homestead at Scotts Farm Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tyler Bumbalough – Is the landowner the same as the property on the other side of the half-street?
 - Brad Bodenmiller – I think it's different.
 - Steve Robinson moved a motion to recommend approval with conditions of the Homestead at Scotts Farm Amended Preliminary Plat and Tom Scheiderer seconded. All in favor.
2. Review of Mills of Watkins Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Todd Freyhof moved a motion to recommend approval with conditions, comments and modifications of Mills of Watkins Preliminary Plat Extension and Ashley Gaver seconded. All in favor.
3. Review of Otter Creek Commercial Park Preliminary Plat (Logan County) – Staff Report by Brad Bodenmiller
 - Scott Coleman shared that the Engineer's Office could work with the developer as they get into construction.
 - Wes Dodds moved a motion to recommend approval with conditions of the Otter Creek Commercial Park Preliminary Plat and Steve Robinson seconded. All in favor.
4. Review of Allen Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith



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- Steve McCall – This is just adjacent to 33, where we discussed rezoning in the past. I thought something was planned to go in, but I don't think it happened. I think we had the same type of discussion.
 - Aaron Smith – There have been several rezonings. Aaron provided further detail. The parcel to the east and adjoining this parcel was rezoned to B-3 District recently.
 - Brad Bodenmiller – The rezoning Steve is thinking of was at the next interchange to the west. Aaron originally had in the report that maybe M-1 District isn't a terrible district for the property. I think discussion would be helpful for the township.
- Ken Reiff – I am a new trustee but have been on the zoning board for 9 years. The property in question, Frito Lay contacted the owner and wants to put in a distribution facility where they'll bring in snacks and box trucks. It requires M-1 zoning. Currently as B-1, it's an isolated property. Whether it's an isolated B-1 or M-1, there's few differences. The county has wanted to update that intersection for 20 plus years. The property as it currently sits, the warehouse would be on the far eastern side of the property covering 7 acres. The other side would sit idle and leave plenty of land if the county gets to the point to update that intersection. From our perspective, it's not an issue for the township whether it's a B-1 or M-1 island.
- Scott Coleman – Though it goes against the comprehensive plan, the information given says it may not be unreasonable.
- Ken Reiff provided further information on the comprehensive plan. This site is on the farthest edge of our future land use plan's commercial district. It is adjacent to areas planned for manufacturing. He referenced the age of the plan.
- Scott Coleman – The zoning board does not have to follow the recommendation that comes out of LUC. We give a recommendation with a regional overview and information, and the zoning board can take that information and make their own decision.
- Tyler Bumbalough asked a question regarding what uses are allowed in the M-2 District.
 - Aaron Smith – I believe the district. The M-2 District allows M-1 uses as a conditional use.
 - Brad Bodenmiller provided more information on the uses allowed in the township's zoning districts. In past recommendations, LUC did not recommend rezoning to B-3 when there were rezoning requests. Those requests had the land use as a truck stop. Those are not a use in the M-1 District and I think the township is trying to figure-out a zoning district that is not B-1 for this site. We've tried to outline in the staff report what the comprehensive plan recommends for this group's consideration, but I think we should discuss whether M-1 might make sense in this location.
- Scott Coleman – I think these are good details that can be shared with the township.
- Steve McCall – I agree that if it's an island as B-1 then it could be an island as M-1. It is a recommendation so they can make their own decision. The comprehensive plan is old, so it doesn't seem as relevant. I think it could work there and it fits the area.

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- Todd Freyhof – I like the intersection for this and think this fits the area.
 - Wes Dodds – I agree. I don't see a conflict with nearby properties.
 - Steve Robinson – I don't see it as an issue and agree with the comments of others.
 - Steve McCall moved a motion to recommend approval of the Allen Township Zoning Parcel Amendment from B-1 to M-1 with the comments from this group and Todd Freyhof seconded. All in favor.
5. Model Zoning Text: Solar Energy Systems – Staff Report by Aaron Smith
- Aaron Smith – I spoke to one of the electric coops and it was really helpful. We want to add to the proposed model text, make inverters plural and add racking to the solar energy equipment definition and to Version 2 make burying lines a requirement and add distribution lines to the line types to be buried.
 - Scott Coleman – You're looking for a recommendation to adopt these?
 - Brad Bodenmiller - Yes, but it's approved as model text by only the Zoning & Subdivision Committee. We don't send it through Executive Committee.
 - Steve Robinson – This is still under 50 megawatts? You can still be looking at 400 acres?
 - Aaron Smith – Yes, it can be hundreds of acres.
 - Brad Bodenmiller – We had to come up with something in short order because updated legislation.
 - Steve Robinson – This mirrors really close to what we did with the Ohio power siting board guidelines.
 - Aaron Smith – That's what we tried to do.
 - Tyler Bumbalough – Do you have a height restriction on the solar fields?
 - Aaron Smith – Yes and he explained what the language says and/or zoning that would apply.
 - Tyler Bumbalough – You have a buffering height that must be 6 feet high and whether someone would try to get over that with a principle structure.
 - Aaron Smith – Most accessory building height systems are going to be 15 feet so they're generally going to be over 6 feet tall.
 - Tyler Bumbalough – But in the principal you have that buffer, right?
 - Aaron Smith read the screening height.
 - Brad Bodenmiller – If you think it should be taller, we can adjust it.
 - Tyler Bumbalough – I was trying to think of what the work around could be.
 - Aaron Smith provided more clarification.
 - Steve Robinson moves to adopt the model zoning text for Solar Energy Systems and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:14 pm with Steve McCall moving a motion to adjourn and Todd Freyhof seconded. All in favor.

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