



Staff Report – Richland Township Zoning Amendment

Jurisdiction:	Richland Township Zoning Commission c/o Wayne Wickerham (937) 686-4674
Request:	The Zoning Commission initiated a parcel amendment to reclassify the zoning districts as depicted on the proposed map.
Location:	Richland Township is in northern Logan County, bordering the east side of Indian Lake. It also contains the Village of Belle Center.
Staff Analysis:	<p>Richland Township has a set of zoning maps dated 1987. This includes a map of the entire Township and several maps of detailed areas. In 2005, LUC staff generated a colorized map using GIS, but the Township does not appear to have used this map.</p> <p>To the best of the knowledge of all parties involved, there have not been any parcel amendments (a.k.a. rezonings) or map updates in Richland Township with the sole exception of the <i>Longview Cove at Indian Lake</i> subdivision area.</p> <p>Seemingly, a parcel amendment involving the entire map is the best way forward to eliminate any uncertainty that may still surround the Longview Cove parcel amendment process and that no other parcel amendments have been identified since 1987.</p> <p>Additionally, the 1987 Zoning Map shows Parcel #36-019-00-00-001-000 (O Connor S Farms Inc.) being split between the U-1 District and R-2 District. While creating the proposed zoning map using ArcMap, LUC Staff were unable to determine the exact boundary that the U-1/R-2 split followed. For the ease of administration and best practice of having a single zoning district for a single parcel, the proposed zoning map shows that parcel as being all R-2. This also connects Longview Cove with the O’Connor’s Point area and makes an uninterrupted, homogenous R-2 District.</p> <p>The Zoning Inspector has contacted the owner(s) of Parcel #36-019-00-00-001-000 (O Connor S Farms Inc.), and he reported that no opposition was voiced.</p>



Logan-Union-Champaign regional planning commission

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	The Logan County Prosecutor’s Office has also voiced support of this process.
Staff Recommendations:	Staff recommends APPROVAL of the proposed zoning amendment.
Z&S Committee Recommendations:	