



# Logan-Union-Champaign regional planning commission

## Staff Report – Johnson Township (C) Zoning Amendment

<b>Applicant:</b>	<b>Johnson Township Zoning Commission</b> c/o Christopher Walker 4736 N. St Rt 235 Conover, OH 45317 <a href="mailto:mrw.cabin@gmail.com">mrw.cabin@gmail.com</a>
<b>Request:</b>	The Johnson Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal modifies the definition of “Recreational Vehicle”, modifies the definition of “Dwelling”, removes Section 813 and moves a portion of it to a newly created Section 1035 that addresses RV’s and tents, creates Section 1036 that addresses accessory buildings less than 200 sq ft, and removes mining, quarrying, and sand and gravel pits from the B-2 District in the Official Schedule of District Regulations.
<b>Location:</b>	Johnson Township is in western Champaign County and contains part of the Village of St. Paris.
<b>Staff Analysis:</b>	<p><b>Recreational Vehicles, Tents, and Related Equipment</b></p> <p>This amendment appears to clarify, generally, that recreational vehicles and tents are not considered a dwelling for the purposes of zoning, and to modify the standards by which it may be temporarily occupied. Staff has the following recommendations:</p> <ul style="list-style-type: none"><li>• Staff recommends reviewing language from Jefferson Township, Logan County. Section 1006 Recreational Vehicles utilizes the conditional approach, which can be used to require administrative information up front.</li><li>• In the last sentence of Section 1035(A), Staff recommends striking the language stating that conditional uses comply with subsection (C) be removed as (C) does not apply because it is explicitly prohibited to use it as dwelling or for living or housekeeping purposes per (C)(1)(A).</li><li>• Staff recommends that all references to 28 days be changed to 30 days for consistency.</li><li>• Staff recommends modifying proposed Section 1035(C)(1) in the following manner: “The lot owner may park or store a recreational vehicle on <b>a lot with a single family dwelling</b> residential property subject to the following conditions:”.</li><li>• Staff recommends making a reference to Section 1016 – Vehicle Parking &amp; Storage so that it is clear that recreational vehicles that are disabled or are not current on registration must still comply with this section.</li></ul>



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	<p><b>Accessory Buildings 200 Square Feet or Less</b> This change creates an exception for accessory buildings that are 200 square feet or less. Accessory buildings under 200 sq. ft. would no longer require a Zoning Permit, but still must comply with other rules like setbacks and maximum height. LUC Staff recommended this language that was used in December 2024 for a Washington Twp (U) zoning text amendment. While this may— theoretically—make things simpler, LUC Staff worries this policy will create an issue in the long-run but defers to the Township on this decision.</p> <p><b>Mining, Quarrying, and Sand &amp; Gravel Pits in B-2</b> This change removes “Mining”, “Commercial quarries”, and “Sand and gravel pits” from the list of conditional uses in the B-2 Local Business District. It leaves those same uses intact as conditional uses in the M-2 Heavy Manufacturing District.</p> <p>The purpose of the B-2 District is to “provide land for retail and personal service establishments offering convenience type goods and services for the daily needs of the people” (Zoning Resolution, pp. 36). The removal of these uses from the B-2 District appears to be in conformance with the purpose of the B-2 District.</p> <p>Utilizing the Johnson Twp (C) Zoning Map, Champaign County Auditor GIS Map, and GIS data from the Ohio Department of Natural Resources, LUC Staff was unable to find any B-2 zoned areas that contain existing mining, quarrying, or sand/gravel pit operations that would be affected by this change.</p>
<b>Staff Recommendations:</b>	<p>Staff recommends <b>APPROVAL WITH MODIFICATIONS</b> of the proposed zoning text amendment. Those modifications are:</p> <ul style="list-style-type: none"><li>• Consider utilizing the conditional use approach for all lengths of stays, which can be used to require administrative information up front.</li><li>• Remove the requirement that conditional uses comply with Section 1035(C).</li><li>• Change all references of 28 days to 30 days for consistency.</li><li>• Modify Section 1035(C)(1) in the following manner: “The lot owner may park or store a recreational vehicle on <b>a lot with a single family dwelling</b> residential property subject to the following conditions:”.</li><li>• Make a reference to Section 1016 so that it is clear that recreational vehicles must also comply with that section.</li></ul>
<b>Z&amp;S Committee Recommendations:</b>	<p>Options for action:</p> <ul style="list-style-type: none"><li>• <i>Approval</i></li><li>• <i>Approval with Modifications (state modifications)</i></li><li>• <i>Denial</i></li></ul>