Staff Report – Washington Township Zoning Amendment

Applicant:	**Washington Township Zoning Commission** c/o Gary Bias P.O. Box 127 Russells Point, OH 43348 washtwpzoning@gmail.com
Request:	The Washington Township Zoning Commission initiated an amendment to the text of the Zoning Resolution. The proposal amends Section 230 Medium Density Residential District (R-2) by removing the requirement for group or central water, and Section 1025 Penalties for Violation by removing specific penalties and referencing the Ohio Revised Code.
Location:	Washington Township is in western Logan County. It is on the south end of Indian Lake and contains the Village of Russells Point and the unincorporated community of Lewistown.

Staff Analysis:	**Section 230 Medium Density Residential District (R-2)** The last sentence of this section reads: "Group or central water and sewer facilities are required". The amendment proposes to remove "water and" from the sentence so that only group or central sewer is required. Staff believes that the only area in the Township in the R-2 District with group or central water is the area of Neely Island (south of Orchard Island and east of St. Rt. 708). This means that the rest of the R-2 areas in the Township have developed over time without having access to group or central water, presumably using private water systems (wells, etc.). Many of the R-2 areas do have access to group or central sewer, which will remain a requirement. **Section 1025 Penalties for Violation** The Township is proposing to adopt the LUC Penalties for Violation Model Text. This change would remove specific penalties for zoning violations and instead reference the Ohio Revised Code. **Prosecutor's Office** A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. The Prosecutor's Office pointed out that under the Ohio Administrative Code water service lines cannot cross parcel boundaries, so no new shared wells are permitted. The Prosecutor's Office feels that the group or central water requirement in the R-2 District should remain in place until the Health District can illustrate to the Township what their

	experience has been with wells in densely-populated unincorporated territory. The Prosecutor's Office also brought up the possibility of utilizing a Planned Unit Development instead of a zoning parcel amendment. Staff notes that this does not appear to negate the requirement for group or central water.

Staff Recommendations:	Staff recommends ***APPROVAL*** of the proposed zoning text amendment.

Z&S Committee Recommendations:	*Options for action:* • *Approval* • *Approval with Modifications (state modifications)* • *Denial*