Staff Report – Washington Township Zoning Amendment

Jurisdiction:	**Washington Township Zoning Commission** c/o Gary L Bias, Zoning Inspector P.O. Box 127 Russells Point, OH 43348
Owner:	**The Orchard Reserve, LLC** 8305 Blue Heron Cove Huntsville, OH 43324
Applicant:	**TDH Law** c/o Josh Stolly 1111 Rush Ave Bellefontaine, OH 43311
Request:	The Zoning Commission received an application to rezone 16.489 +/- acres. The proposal would rezone the acreage from Service Business District (B-1) to Medium Density Residential District (R-2). Parcel(s) involved: • 51-032-07-01-001-000, 51-032-07-01-002-000, 51-032-07-01-003-000, 51-032-07-01-004-000 Acreage proposed rezoned: • 16.489 +/- acres Existing Use: • Vacant Land Proposed use: • Single-family dwelling (per application), residential subdivision with 26 individual lots for single-family residences (per narrative statement).
Location:	The parcel is located at the east end of Orchard Island in Washington Township, Logan County. It is bounded on the north and west by Fairview Dr., south by Chataqua Blvd., and the east and south by Indian Lake.

Staff Analysis:	This staff report considers the Washington Township Zoning Resolution (WTZR) and the Logan County Comprehensive Plan (County Plan). **Vicinity Zoning** The lot is currently zoned as Service Business District (B-1) (M-1). To the north and west, the lot is bounded by Medium

Density Residential District (R-2) to the north and west, and more B-1 to the south.

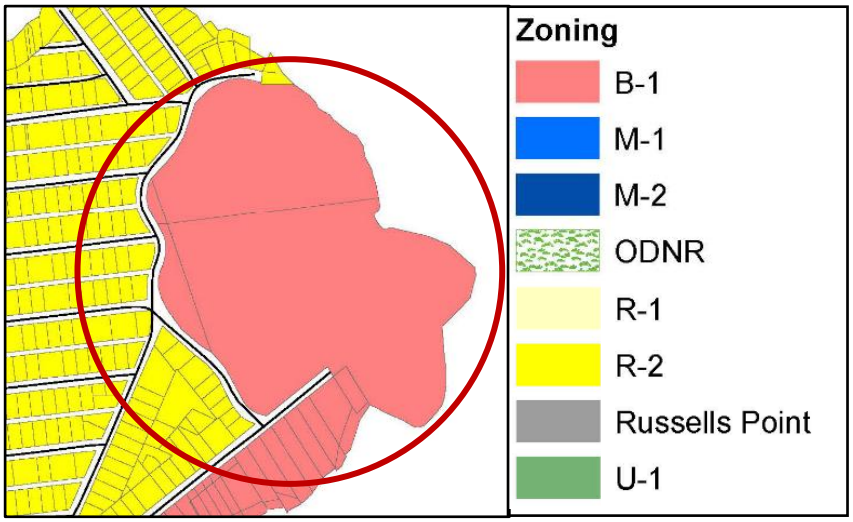


Figure 1: Washington Twp (L) Zoning Map

The purpose of the B-1 District is to "provide land for sales, service and repair establishments which require highway orientation or large tracts of land not normally available in central and local business districts; do not contribute to the design of a unified business center; depend on drive-in business; and require a location along or near major thoroughfares and intersections. General retail and office businesses are permitted as a conditional use. Residential, commercial, and industrial development may be introduced under the planned unit development approach. Group or central water and sewer facilities are required. All Single-Family Dwellings in this B-1 District must meet R-2, Medium-Density Residential District Regulations" (WTZR, pp.24).

The purpose of the R-2 District is to "provide land for single- and multi- family housing units not to exceed eight families per acre. Manufactured or mobile home parks are permitted under Section 410 and in accordance with Article VII. Commercial development is prohibited unless introduced under the planned unit development approach. Group or central water and sewer facilities are required" (WTZR, pp.24). Washington Twp (L) is currently considering a zoning text amendment to remove group or central water (but not sewer) as a requirement.

The proposed layout of the development appears to meet minimum lot dimension requirements in the R-2 District, except that the lot containing some landscaping, a path, and covered boat docks does not (WTZR, pp. 13). It is likely that the lot layout would need to be adjusted, or a variance obtained, in order for this lot to be created.

Vicinity Land Uses

The application materials describe the existing use of the property to be "vacant". Staff would like to note that there is a plat recorded in 1910 that shows the property labeled as "Park" with various buildings related to the historical uses of the site. Neighboring and nearby lots appear to be residential in nature. While they are likely single-family dwellings, Staff does not know if they are year-round dwellings, vacation homes, or short-term rentals (which are prevalent in the Indian Lake area). The B-1 District extends along the south side of Orchard Island, which transitions from residential uses, to recreational, to commercial.



Figure 2: 2022 Aerial Imagery from the Logan Co. Auditor GIS

Logan County Comprehensive Plan
The Logan County Comprehensive Plan is a guide for decision-makers considering land use changes, and Chapter 5 provides recommendations (County Plan, pp. 63). It was updated in 2007.

The County Plan does not offer guidance on this exact scenario, but does have relevant goals and objectives of:

- Encourage residential growth in or near city and village growth centers and incorporated areas with existing infrastructure services or where such services can be extended (County Plan, pp.65).
- Encourage well-managed growth that preserves the rural character of Logan County (Logan Plan, pp.66).
- Direct development in areas, which can be served by sanitary sewer, water, and roadways (County Plan, pp.66).
- Target growth and development in incorporated areas with urban services (Villages/Cities(to contain sprawl. Infill development in appropriate incorporated areas and villages (County Plan, pp.66).
- Encourage "clustered development through subdivisions rather than road-frontage development (County Plan, pp.66).

Staff Comments
Section 230 Medium Density Residential District (R-2) states that "Group or central water and sewer facilities are required". The application materials do not specify whether the development will utilize on site private water systems (such as a well) or have some sort of group or central water system. From conversations that Staff has had with Township Officials leading up to the submittal of this application, Staff believes that the intention is to have private wells for each individual lot.

The Village of Russells Point does provide water to Orchard Island, but according to GIS data provided to LUC in January of 2026, it only extends as far as Spend-A-Day Marina, which is the first property on the west side of State Route 708 on Orchard Island. The rest of Orchard Island appears to have been developed utilizing private wells, so the development pattern of the proposal matches the rest of the residential development on the island.

	At the same time that this zoning parcel amendment is being reviewed, a zoning text amendment has been initiated by motion of the Washington Zoning Commission to remove the requirement of group or central water in the R-2 District. Staff is not aware of any area of R-2 in Washington Township that uses group or central water, except for Neely Island just south of Orchard Island.

Staff Recommendations:	Staff recommends ***APPROVAL*** of the proposed zoning parcel amendment. If the zoning text amendment removing group or central water as a requirement in the R-2 District is denied by the Washington Township Board of Township Trustees prior to considering this zoning parcel amendment, LUC Staff would no longer recommend that this parcel amendment be approved.

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