Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 10/26/26 Township: Washington (L)

Amendment Title: R-2 District, Violations

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	☑	☑
Date of Request (stated in cover letter)	☑	☑
Description of Zoning Text Amendment Change (s)	☑	☑
Date of Public Hearing (stated in cover letter)	☑	☑
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☑	☑
Attachment of Zoning Text Amendment with changes highlighted or bolded	☑	☑
Copy of current zoning regulation, or section to be modified for comparison	☑	☑
Non-LUC Member Fee, If applicable	☐ n/a	☐ n/a

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Date of Request.
October 26, 2026

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith/~~Joseph Grove~~
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Washington **Township,** Logan **County**
Amendment topic: R-2 District, Violations

Dear LUC Regional Planning Commission Committee Members:

The Washington Township Zoning Commission met at 6:00 PM on October, 26, 2026. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.
The proposal amends Section 730 Medium Density Residential District (R-2) by removing group or central water as a requirement, and Section 1025 Penalties for Violation by modifying penalties to align with the Ohio Revised Code.

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and ~~**struck**~~. Please refer to these attachments for further information.

Public Hearing.
The Washington Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 5:30 PM on November 23, 2026, in the Washington Township Hall.

Point of Contact.
Please consider me Washington Township's point of contact for this matter. My contact information is below:

GARY L. BIAS - Email: washtwpzoning@gmail.com
937-539-1079 (cell)

Sincerely,

Gary L Bias 10/24/26

Attachments.

1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)

Washington Township, Logan County

Zoning Text Amendment
Initiated by motion of the Zoning Commission on 10/26/26

Proposed changes are **bolded** and ~~struck.~~

Section 230 Medium Density Residential District (R-2).
The purpose of the medium density residential 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.

Section 1025 Penalties for Violation.
~~Violation of the provisions of this Resolution or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) shall constitute a misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than maximum penalty allowable for minor misdemeanor offenses under Ohio Revised Code, section 2929-28 (A) (b), and in addition shall pay all costs and expenses involved in the case. Such sum may be recovered in a court of jurisdiction in Logan County by the legal representative of the township, in the name of the township and for the use thereof. Each day such violation continues shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Board of Trustees from taking such other lawful action as is necessary to prevent or remedy any violations.~~
Penalties shall be pursuant to ORC 519.99 as amended or replaced from time to time, which does not prevent the Board of Township Trustees from taking such other lawful action as necessary to prevent or remedy any violation pursuant to ORC 519.24 or any other applicable statute.