



Richland County Regional Planning Commission
Zoning, Subdivision and Land Use Review Committee (ZSL)
MINUTES
 March 21, 2019

Attendance

Members Name			
ADAM GOVE	Present	SARAH HOWARD	Present
JONATHON ELGIN	Present	ADAM GONGWER	Present
PAT DROPSEY		LARRY WEIRICH	
ELAINE KIEFER	Present	DEBRA M JONES	Present
JOE HARROD		KEVIN PAYNE	Present
ANDY SMALLSTEY	Present	MARC MILLIRON	Present
KARA RUSSEL	Present		
VACANT		Guests	
JOE GIES	Present	Heather Decker	
BOB MCCAULEY	Present	Martin Tremmel	
		Staff	
		JOTIKA SHETTY	Present

Chair Sarah Howard called the meeting to order.

The minutes for the February 12, 2019 meeting was distributed for review by email. Adam Gove made a motion to accept the minutes as submitted and Elaine Kieffer seconded. The motion passed by voice vote.

Recommendation for Springfield Township Amendment to Zoning Text

RCRPC staff Jotika, presented the application submitted by a resident to Springfield Township to amend their zoning text. The amendment would “ by right” allow as a permitted use ‘Seasonal Entertainment’ within the Industrial (I-1) Zoning District. Seasonal is defined as no more than one season per year of no more than 50 days duration. The staff recommendation was to deny the amendment as proposed for the following reasons

- 1) The intended use of standard zoning districts is to delineate areas of existing land use and development character so as to afford such areas regulations

necessary to maintain their essential qualities and ensure future development is in keeping with established uses and character. For this purpose the I -1 industrial District are designed to accommodate uses which provide manufacturing processing, wholesaling, distribution, storage or repair facilities. Clearly "seasonal entertainment" does not serve the above purpose as a permitted use.

- 2) As written the amendment would permit any existing building irrespective of its original use certificate to host seasonal entertainment activities. These buildings may not be designed for assembly and is a concern from a fire and public safety point. Also sanitary and on-site sewage may not be sized for the scale of the seasonal event and need.
- 3) The term "seasonal entertainment" was not defined beyond how many days it could last. 'Seasonal Entertainment' could be varied in nature ranging from a few jumping inflatables to a daily music event with a few dozen attendees to upward of 1000's. Traffic impact could be minimal to significant depending on the planned event and could cause safety concerns and impede flow of traffic.
- 4) No special event permitting process was involved.

Discussion followed regarding the concern for safety checks required when internal layouts changed in certified uses.

Kara Russel made a motion based on staff report to recommend that the Springfield Township deny the amendment as proposed. Adam Gove seconded. There being no objections the motion carried.

Recommendation for Perry Township Amendment to Zoning Text

RCRPC staff Jotika, presented the application submitted by Perry Township Township to amend their zoning text to allow 'Rural Enterprises' as a conditional use in the Rural Residential District. The text in this amendment had previously been submitted and reviewed by the ZSL Committee and recommendations made to the Township. The Township planning commission had not acted on the matter and was restarting the process and once again submitting the text for review. The staff recommendation was to approve the amendment as submitted without changes.

Elaine made a motion to accept the staff report and recommend the approval of the amendment as submitted. Andy Smallsty seconded. It was brought up if the definition of "Family" as proposed is acceptable. Jonathon Elgin replied that Perry Township had discussed this with the prosecutors office and been advised that it was too narrow but has chosen to proceed. The motion passed unanimously.

Proposed Subdivision Amendments Discussion

Proposed subdivision amendments were distributed to all members. Staff reviewed proposed amendments and discussion followed on each of the proposals with recommended modifications proposed by the health map office and tax map office before the meeting. A couple of additional changes were proposed in the text. Jotika explained the process for the amendments to be adopted by the Full Commission, approved by the Board of Commissioners and recorded. It was asked if the public hearing needs to be at the Full Commission meeting. Jonathon Elgin would look into the requirements in the Ohio revised Code. Extensive discussion followed on the requirements of submittals for Public health review and what type of survey drawing would be needed. The standards for Boundary Survey required by the Tax map office is what the surveyors are used to providing. Martin Tremmel requested Jonathon Elgin to look into the State rules to determine the preliminary and final submittal requirements for public health.

Elaine made a motion to recommend the proposed subdivision regulation amendments with recommended additional changes as discussed today be approved and forwarded to the Full Commission for adoption. Kevin Payne seconded and being no further discussion, the motion carried with no objection.

There being no other business to discuss, the meeting was adjourned at 2.30pm by a call by Jonathon Elgin, seconded by Marc Milliron and duly passed.

Submitted by:
Jotika Shetty