



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

MINUTES

March 15, 2022

Attendance

Members Name			
MARC MILLIRON	PRESENT	KARA RUSSEL	
JOE GIES	PRESENT	MICHAEL MORTON	PRESENT
SARAH HOWARD		LARRY WEIRICH	
ELAINE KIEFER		DEBRA M JONES	PRESENT
KEVIN PAYNE	PRESENT	MATT WALLACE	PRESENT
BRIAN BESECKER	PRESENT	GUESTS:	
JOE HARROD	PRESENT		
ANDY SMALLSTEY		David Gentile	Present
AMANDA MEDIS	PRESENT	Jotika Shetty	Present

Chair, Marc Milliron confirmed attendance and quorum. There were no changes to the agenda, other than it being noted the year was wrong on the date and should read 2022.

The minutes for the October 26, 2021 meeting was distributed for review by email. Matt Wallace made a motion to accept the minutes as submitted and Debra Jones seconded. The motion passed by unanimous voice vote.

Non-Binding Recommendation to Madison Township

The Richland County Regional Planning Commission on February 28th received a request to review the rezone application for parcel 0261100314000 from R-3 Residential to MH Mobile Home Park District.

The adjoining parcel to the east is currently zoned as MH and this would be an extension of that district to facilitate an expansion of the mobile home park currently located there.

The Staff recommended that this request for a re-zone from R-3 Residential District to MH – Mobile Home Park District be granted for the following reasons

1. The 2035 Land Use Guidance Map and Richland County Comprehensive Plan recognizes this area as a urban area, current R-3 zoning allows for higher density residential uses and is suitable for an urbanized area with central services provided. The conversion to and expansion of the Mobile Home Park District complements the adjoining parcel and is a natural extension of the district.

2. The area surrounding the subject parcel to the east is an existing MH District and the property to the north is R-3 and the property to the west is industrial but will be separated by a section of undevelopable land with poor soils and flooding potential. The land to the south is zoned industrial but is occupied with U.S. Highway 30. There should be no adverse impact to surrounding properties.

Additional staff recommended considerations:

- It should be noted that the zoning resolution requires that a MH District be accessed from a 60ft ROW from a public street and not thru an "R" District. The current MH district this will abut is accessed from a 50ft private easement to a public street. This is an assumed nonconformity without checking for a variance that was issued for this requirement. An increase in land and units accessed in this manner would be utilizing this. This should not be an issue as the current MH development has no issues with this access. If a variance was previously issued for the development this addition would fall under than and would not be an issue. If this is a nonconformity a variance should be applied for.
- Notwithstanding the access restrictions discussed earlier, the proposed site plan shows a cul-de-sac at the extreme northwest of the private streets of the new development. Connection to the existing dedicated street, Valley Dale, could be considered to enhance traffic circulation and provide increased access by public / safety services.
 - o The increased traffic generated from an additional 50 possible units could effectively double the current traffic volume on Yale Ave. with 250 additional trips estimated if all units are occupied.

Discussion followed that the applicant would need approval from the Industrial Commission for the layout of the addition to the development. It was asked if the mobile home park was currently on county sewer. It was stated that the applicant would need permits for sewer, water, etc. from the applicable agencies. The issue of accessing Valley Dale to the north was raised as was the possible need to widen the access from Yale Ave. Gentile related that the access should be sufficient from Yale Ave. and that accessing Valley Dale would go against the zoning resolution as noted in the staff comments

Joe Gies made a motion to accept the staff recommendation and forward the same. Kevin Payne seconded and the motion passed unanimously without further discussion.

The meeting was adjourned at 9.18 am.

Submitted by:

David Gentile