



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

**MINUTES**

October 26, 2021

**Attendance**

Members Name			
Elaine Kiefer		Debra M Jones	Present
Joe Harrod (Heather Decker)	Present	Kevin Payne	Present
Andy Smallstey		Marc Milliron	Present
Kara Russel			
Matt Wallace		Guests	
Joe Gies	Present		
Larry Weirich	Present		
Sarah Howard		David Gentile	
		Jotika Shetty	Present

Chair, Marc Milliron confirmed attendance and quorum. There were no changes to the agenda.

The minutes for the September 14, 2021 meeting was distributed for review by email. Joe Gies made a motion to accept the minutes as submitted and Larry Weirich seconded. The motion passed by unanimous voice vote.

**Non-Binding Recommendation to Madison Township**

The Richland County Regional Planning Commission on August 27th received a request to review the rezone application for parcels 0250920805000, 0250920807000, 0250920808000 0250920809000, 025092081000 from Neighborhood Business (B-1) to residential (R-3).

There is currently a vacant building previously used as a warehouse with shop in front. Applicant would like to use the property as a residence to live there.

The Staff recommended that this request for a re-zone from B-1 Neighborhood Business District to R-3 Residential 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, R-3 zoning allows for higher density residential uses and is suitable for and urbanized area with central services provided.

2. The area surrounding the subject parcels with the exception of the parcel group to the south is currently zoned R-3 and with this exception the surrounding area is zoned and characteristically residential in nature.

Additional Recommendations:

The parcels to the south of the subject parcels should be considered for inclusion in this rezone as they would be left as an island of commercial in this residential district. This would create an issue of a nonconforming use and/or building, that would require tracking to ensure the nonconforming use.

Discussion followed that the applicant and Township should be made aware that there may be difficulties changing uses and meeting code requirements.

*Joe Harrod made a motion to accept the staff recommendation and forward the same along with a note to Township to advise applicant to seek necessary permits. Joe Gies seconded and the motion passed unanimously without further discussion.*

The meeting was adjourned at 9.30 am.

Submitted by:  
Jotika Shetty