



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

MINUTES

June 25, 2024 9.00 a.m.

Attendance

Members Name			
Marc Milliron	Present	Tom McCready	
Joe Gies	Present	Debra Jones	Present
Sarah Howard		Matt Wallace	
Elaine Kiefer		Guest	
Kevin Payne	Present	Steve Risser	Present
Brian Besecker	Present	Jack Butler (alternate)	Present
Joe Harrod		John Studeman	Present
Michael Morton		Jason K	Present
Amanda Medis		Scott Plew	Present

Staff Present: Betsy Chapman, Adam Hill-Warren, Jason Werner

Meeting called to order at 9:01am

1. Attendance - Chair, Marc Milliron confirmed attendance. A quorum was not present.
2. Confirmation of Minutes from 10-10-23 meeting - The minutes for the October 10, 2023 meeting was distributed for review by email. Joe Gies made a motion to accept the minutes as submitted and seconded by Brian Besecker. The motion carried.
3. Nominations – Vote to approve Steve Risser and Pete Them to ZSL Committee

Brian Besecker made a motion to approve the nominations of Steve Risser and Pete Them to the Zoning, Subdivision, and Landuse Committee, Joe Gies seconded the motion. The motion carried.

4. Text Amendments for Washington Township presented by Adam Hill-Warren

- a. Section 600.2 Accessory Buildings and Uses – not recommended by staff due to difficulty to enforce. Recommended to use a percentage of total lot size on which the structure is built. 2% is the recommended percentage rate.
 - i. Jack Studeman asked for clarification on if staff would agree with the percentage recommendation
 - ii. Kevin Payne asked about parcels greater than 1 acre and less than 5 – not addressed in the amendment
 - iii. Jack Studeman suggested Washington Twp look into how often this issue comes up to see if the suggested 2% rate would help solve the issue at hand.
 - iv. Steve Risser mentioned that in Troy Township the limit is 600 feet for all sized parcels

Joe Gies made a motion to accept the staff suggestion to the amendment. Brian Besecker seconded the motion and the committee approved.

- b. Section 600.18 Small Solar Facilities (less than 50MW)
 - i. Most changes are grammatical
 - ii. Staff report did not find the exception to not allow small solar facility in Manufactured/Mobile home District is warranted as impact would be similar to those in other residential districts.
 - iii. Staff found that 5 feet maximum height restriction for ground solar installation was low, most other zoning codes reviewed set the max at 8, 12, or 15 feet
 - iv. Discussion regarding the 15% lot coverage
 - v. Jack Studeman mentioned a requirement that in the case where a solar company declares bankruptcy, the property owner becomes responsible for removal.
 - vi. Community meeting scheduled for Thursday for the public to have a chance to share their views
 - vii. Jack Butler recommended the amendment be approved as submitted by the township
 - viii. Joe Gies clarified that we can approve the amendment with recommendations

Joe Gies made a motion to accept the amendment with staff recommendations, Steve Risser seconded and the motion carried.

5. Discussion from the floor

6. Adjournment – Meeting was adjourned at 9:33am