



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

MINUTES

October 28, 2025 1.00 p.m.

Attendance

Members Name			
Marc Milliron	Present	Tom McCready	
Joe Gies	Present	Debra Jones	
Sarah Howard		Matt Wallace	Present
Elaine Kiefer		Pete Them	
Kevin Payne			
Brian Besecker	Present		
Jason Kinkle	Present		
Erin Thompson	Present		
Steve Risser	Present		

Staff Present: Jotika Shetty, Jason Werner

There was no quorum at 1.00 pm. An attempt was made to contact members. Upon confirming presence of a quorum, the meeting was called to order at 1:23pm.

1. Attendance - Chair, Steve Risser confirmed attendance. A quorum was present.
2. Confirmation of Minutes from 10-14-25 meeting - The minutes for the October 14, 2025 meeting was distributed for review by email.

Joe Gies made a motion to accept the minutes as submitted and seconded by Marc Milliron. The motion carried unanimously.

3. Non-binding recommendation for Washington Township Zoning Text Amendment

The Township Trustees initiated and certified a resolution to the Township Zoning Commission to amend the text of the zoning resolution. The proposal amends the following:

1. Section 401.2: Addition of Type A and B Daycare facilities as a permitted accessory use in R-1 residential districts.

2. Section 600.9 (5): Decreasing the minimum required height of swimming pool fences from six (6') feet to four feet six inches (4'6"")
3. Section 900.8: Addition of the posting of public notice of Board of Zoning Appeals hearing to include use of the Township Website.
4. Section 800.7: provide that agriculture buildings shall be issued a county recognized and accepted exemption form without fee or charge.

The Township Zoning Commission at its meeting, set a hearing date of November 3, 2025, and forwarded the proposed amendment to RCRPC for recommendation as per ORC 519.12.

Staff presented the staff report.

Staff noted that the changes submitted are not reflected in the actual zoning resolution by change of color, bolding, strikethrough, underlining, highlighting or some other method. To identify these changes, Staff compared submitted material to the Township Zoning Resolution.

Staff recommends that the Township be extra diligent at the required public hearings and incorporate final recommendations to the Township Trustees into the zoning document so that it is clear what is the "exact replacement text that will be added" and "text being replaced".

Staff explained Type A, Type B family day care centers. Any Type B family day care home, whether licensed or not licensed by the director of children and youth, shall be considered to be a residential use of a property for purposes of municipal, county, and township zoning and shall be a permitted use in all zoning districts in which residential uses are permitted. (O.R.C 5104.054). For this reason, staff recommends that Type B family day-care home be a Permitted Use in R-1, R-2, M-D, PR districts.

Type A family child care home is a more intensive use due to a higher number of children and may not always be compatible with the character and adjacent uses and residential structures. Jason Kinle mentioned that Type A facilities will have significant impact on septic systems. There will be additional employees and parking will be required. For this reason, if the Township wishes to permit this use to do so as a conditional use instead of a permitted accessory use. This allows the Township to give due regard to each application based on specific facts.

Staff and committee members does not have an issue with the change for reducing height of fences for swimming pools, as this change will match the zoning codes requirement with the building codes requirement for minimum height of fences around swimming pools.

The ORC 519.15 was recently amended to allow for other methods to publish notice for Board of Zoning Appeals hearings. While the ORC allows notice by at least one of the methods listed, the Township is choosing to provide notice by using two of the methods. The Township should note that if it maintains a social media account, it would be required to provide notice on the social media account along with the website. Staff and ZSL does not have an issue with this amendment to include providing notice on the Township website.

There was discussion regarding agricultural exempt forms used by SWCD and requiring atleast a verbal approval from the zoning inspector on agricultural buildings by the building department. There are concerns that zoning inspectors are improperly exempting agricultural buildings. The self-declaration form confirms that the land owner is claiming agricultural exemption. Any building will then be issued an exemption form by the Township based on the self-declaration form. Staff and ZSL does not have an issue with this amendment to SECTION 800.7 with recommended modification "county recognized and accepted" be struck out and SECTION 700.1 updated to require the form.

Marc Milliron made a motion to The ZSL Committee to provide a Recommendation to:

- a. Deny the proposed Text amendment for SECTION 401.2 PERMITTED USES concerning Type A and Type B family Day care as submitted and recommend the Township consider the RCRPC staff recommendation as amended.
- b. Approve the amendments to Section 600.9 SCREENING DEVICES
- c. Approve the SECTION 900.8 NOTICE OF HEARINGS
- d. Approve with modification SECTION 800.7 APPLICATION PROCEDURE-- ZONING PERMIT as submitted in the staff report

Brian Beesecker seconded and the motion passed unanimously.

4. Discussion from the floor – HB 361 as introduced makes several changes to zoning and building permit rules.
5. Adjournment – Meeting was adjourned.

Respectfully submitted
Jotika Shetty