



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

MINUTES

July 14, 2026 9.00 a.m.

Attendance

Members Name			
Marc Milliron	Present	Matt Wallace	Present
Joe Gies	Present	Debra Jones	Present
Pete Them	Absent		
Elaine Kiefer	Excused		
Kevin Payne	Present		
Brian Besecker	Excused	Guests	
Jason Kinkle	Excused	Adam Gongwer	
Erin Thompson	Present	John Hale	
Steve Risser	Present	Michael Morton	

Staff Present: Jotika Shetty, Jason Werner, Betsy Chapman

The meeting was called to order at 9:00 am

1. Attendance - Chair, Steve Risser, confirmed attendance in person with no virtual attendance. A quorum was present.
2. Confirmation of Minutes from 4-14-26 meeting - The minutes for the April 14, 2026 meeting was distributed for review by email. Jotika indicated that the minutes should be amended to mark Erin's absence as excused.

Matt Wallace made a motion to accept the minutes as amended by unanimous consent and seconded by Marc Milliron. The motion carried unanimously.

3. Public Hearing – Variance Request

Variance request from John Lester Hale, owner of two parcels in Weller Township located at 3695 McNaul Road (PP # 0512018408000, 0512017413001), is requesting a variance to Richland County Subdivision Regulations Section 400.2 (B), 400.2 (C) & 400.2 (D) to subdivide PP # 0512018408000 and create a lot to provide access to a landlocked parcel (0512017413001).

Mr. Hale has received a variance from Weller township for a frontage of 30 feet. The subdivision regulations require a minimum 60-foot frontage. Mr. Hale noted that the driveway would remain a grass driveway and would not interfere with septic or water lines.

Staff reviewed the conditions for granting a subdivision regulation variance request:

- There must be unusual topographical conditions on the parcel.
The majority of the parcel #0512017413001 consists of steep slopes with a permanent Muskingham Water Conservancy District spillage easement. This area is also within the 100-year flood and special flood hazard area. These conditions render the parcel challenging to develop and are best preserved as a conservation area.
- The granting of the variance would ease the burden on the owner to access the parcel and continue the best use of the land.
The challenging development of the parcel lends itself to hunting and other recreational uses and the 30-foot easement would allow for the minimum access required to the property
- The variance keeps harmony and does not impede regulations or create issues with the neighborhood
The grass driveway with the deed restriction will not change the existing or future character of the neighborhood
- Would the variance create a future need for more variances
Appropriate deed restrictions will be recorded with the variance

Staff recommended that this variance is a special case that qualifies for approval by the committee.

Motion to grant variance request as presented and approve the resolution was made by Matt Wallace. Motion was seconded by Joe Gies. Motion was approved.

4. Discussion from the floor – None
5. Adjournment – Meeting was adjourned at 9:38am.