



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

**MINUTES**

March 28, 2023

**Attendance**

Members Name			
Marc Milliron	Present	Kara Russel	Present
Joe Gies	Present	Matt Wallace	Present
Sarah Howard		Debra Jones	Present
Elaine Kiefer			Present
Kevin Payne		Guests	
Brian Besecker	Present	Jason Kinkel	
Joe Harrod	Present	Alex Marsh	
Andy Smallstey	Present	Adam Warren Hill	
		Jotika Shetty	
Amanda Medis			

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

The minutes for the May 10th, 2022 meeting was distributed for review by email. Joe Gies made a motion to accept the minutes as submitted and seconded by Andy Smallstey. The motion passed by unanimous voice vote.

**Non-Binding Recommendation to Washington Township**

The Richland County Regional Planning Commission on March 14th received a request to review Washington Township for Zoning Map and Text amendments.

The text amendment would allow for self storage units as a conditional use in the B-2 district. Staff recommendation was to approve text amendment as submitted.

The map amendments changed parcel 053-37-032-14-000 from R-1 Residential to Business B-2 zoning.

1. Staff reviewed the proposed changes and noted recommendations. It presented that the applicant would like to combine a new split of 2.58 acres that is zoned R-1 with an

existing 1.51 acre lot zoned B-2 and have the parcel rezoned to B-2 to use it for a self-service storage facility. The self-storage facility would be an acceptable conditional use if the proposed zoning text amendment is approved by the Township. Joe Harrod mentioned the health department had reviewed the lot split and understand there will not be an office or restroom facilities. Kara concurred this is acceptable under building codes.

*Joe Gies made a motion to accept the staff recommendation for both the text amendment and the 4.09 acre rezone and to make the recommendation to approve the text amendment and the rezone to the Township. Kara Russel seconded and the motion passed unanimously without further discussion.*

### **Non-Binding Recommendation to Perry Township**

Staff presented that the Township Planning Commission is proposing to eliminate language under accessory uses that allows residential accommodations for servants, caretaker, night watchman in any use district.

Staff discussed that this language is not very useful in today's zoning codes as these residential facilities are not provided to staff. However, there were instances of misuse of locating multiple primary dwellings on the same lot using this provision and the Township would like to eliminate that.

The staff was recommending approving the proposed change.

Joe Gies made a motion to approve the staff reported and to recommend to the Township to accept the changes. Matt Wallace seconded and the motion passed unanimously without further discussion.

### **Other Issues**

Staff presented for discussion the idea of doing a zoning audit for the cities and villages. It also discussed looking to possibly create more uniform language for the Townships in order to create uniformity and make it easier for building in the county. It was noted that Townships struggled to find zoning inspectors who understood zoning codes.

The meeting was adjourned at 9:31am

Submitted by:  
Jotika Shetty