



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

MINUTES

September 14, 2021

Attendance

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

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

The minutes for the March 09, 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 # 0250908913000 and # 025090890100 from Residential (R-3) to Highway Service Business (B-3).

Innovision Automation Ltd an existing business located north of the property at 1414 Park Avenue East and located in the area since 1962. The rezone will allow for the company to expand and add facilities, parking and additional employment.

The RCRPC staff provided the following recommendation:

Approval to Rezone # 0250908913000 and # 025090890100 from Residential (R-3) to Highway Service Business (B-3) for the following reasons with comments:

1. The 2035 Land Use Guidance Map and Richland County Comprehensive Plan recognizes this area as an urban area with business growth along the thoroughfare with nearby intermodal opportunities.

2. The area north and west of the parcel along SR 430 (Park Avenue E.), i.e contiguous parcels are zoned B-3. For this reason the rezone would be an extension of this Highway Service Business zoning and not a spot zone.

Recommendations:

3. Parcels should be combined with the parcels to the north zoned B-3 as access to the rezoned property would be from St. Rt. 430 (Park Ave E), a major collector as required for B-3 establishments. Any new driveway should meet the requirements of the Madison Township driveway spacing for the zoning district and the site plan approved by the Township.

A comment was made that the Madison township zoning does not have any landscape buffer requirements for B-3 parcels abutting residential district.

Joe Gies made a motion to accept the staff recommendation and forward the same to Madison Township. Sarah Howard seconded and the motion passed unanimously without further discussion.

Discussion on Common Access Drive

David Gentile presented a recent amendment by Morrow County to their Subdivision Regulations. It would allow new subdivisions with not more than 5 lots to have a common access drive instead of requiring minimum frontage on an existing road. As this is considered a new easement it would be a major subdivision but has an expedited simpler process for approval. David mentioned this was done to prevent long narrow lots, flag lots and instead allow use of land in the back for development and in turn consume less farmland. Also it decreased the number of driveways improving access management and also preventing roadway deterioration at drive locations. The guidelines for the access drive includes EMS vehicle turnaround.

Some of the concerns expressed by members was the maintenance of the driveways and dealing with who is responsible. Also the valuation of the land will be affected due to the presence of the easement. There was concern how this would impact zoning requirement of the Township and their minimum frontage.

It was agreed that it further exploration and discussion would be needed in consideration of development pressure on land and its availability.

David mentioned the upcoming zoning Workshop. Township zoning inspectors, planning commission members and trustees have been invited. The topics will be agricultural exemptions to zoning, sign regulations and fair housing. It will be at Longview Center on September 29 at 6.30pm.

The meeting was adjourned at 9.50 am.

Submitted by:

Jotika Shetty