



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

MINUTES
 July 11, 2023

Attendance

Members Name			
Marc Milliron		Kara Russel	Present
Joe Gies	Present	Matt Wallace	Present
Sarah Howard		Debra Jones	Present
Elaine Kiefer			
Kevin Payne	Present	Guests	
Brian Besecker	Present	David Hedrick	
Joe Harrod	Present	David Siebold	
Andy Smallstey	Present	Staff	
Amanda Medis	Present	Jotika Shetty	
Tom McCready	Present	Adam Warren Hill	

Vice Chair, Joe Gies confirmed attendance and quorum. There were no changes to the agenda.

The minutes for the March 28th, 2023 meeting was distributed for review by email. Andy Smallsty made a motion to accept the minutes as submitted and seconded by Brian Beesecker. The motion passed by unanimous voice vote.

Subdivision Variance Approval for lot split Parcel No. 05433815501001

Applicant is proposing to split 0.493 ac. for sale to neighboring property. The remainder lot will be in non-compliance for lot depth to lot width ratio to not exceed 3.5:1. The existing parcel is currently non-conforming exceeding the 3.5:1 ratio. As this lot split is not creating any other non-conformities except the existing one, the staff recommendation was to grant the variance for the lot split.

Brian Beesecker made a motion to approve the variance due to the existing condition, Andy Smallsty seconded and the motion passed unanimously.

Non-Binding Recommendation to Springfield Township

The Richland County Regional Planning Commission on June 25th received a request to review Springfield Townships proposed Zoning Text amendments.

Staff provided review recommendations for the proposed changes. David Siebold from Springfield Township Planning Commission explained that the commission started working on these changes over two years ago, put the process on hold, but would now like to get it updated. Jotika expressed staff concern that some sections regarding signs of the Townships zoning text not being updated currently does not meet the content neutrality test required under Reed v Town of Gilbert ruling by the supreme court. For this reason, the staff recommendation was the Township not make any updates until a more thorough review of the ordinance was undertaken by RCRPC staff with help from the Prosecutors office. However, if the Township wanted to go ahead and proceed with their updates, the staff report also included comments for those changes. She also added that since the content neutrality text may exist in the zoning ordinances of other Townships, RCRPC may want to write a model ordinance language for signs that they can share with all townships. Amanda said the prosecutor's office would be willing to review and help with this as they want to make sure the Townships zoning as per the requirement of the law.

Debra Weaver made a motion to approve the staff submitting the recommendations included in the staff report to Springfield Township, Joe Harrod seconded and the motion passed.

Jotika gave a brief update on the zoning discussions being held to determine if there was interest in enabling County Zoning instead of Township Zoning. The talks are preliminary, fact finding and to determine interest. She will keep the group updated.

The meeting was adjourned at 9:31am

Submitted by:
Jotika Shetty