



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

MINUTES

April 14, 2026 9.00 a.m.

Attendance

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

Staff Present: Jotika Shetty, Jason Werner

The hybrid meeting was called to order at 9:01am

1. Attendance - Chair, Steve Risser confirmed attendance. Elaine Kiefer and Pete Them joined by video call. 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. Marc Milliron indicated that the minutes incorrectly marked him as absent.

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

3. Non-binding recommendation for Madison Township Rezone and Map Amendment

Staff reviewed the request submitted by the Madison Township Zoning Commission to Rezone parcel 0261101906001 from its current R-3 zone on Poth Road in the northwest corner of Madison Township.

Staff Analysis presented the following considerations:

The parcel's current use is a commercial paintball park which is not a permitted or conditional use in the R-3 district. I-2 allows indoor recreation as a conditional use, the property owner could apply for a variance to the conditional permit for outdoor recreation. Additionally, the property owner plans to build a shed for equipment storage and guest reception. County departments shared the lack of any existing septic or sewer connection. If the business closes, the physical conditions of the site are suitable for industrial development. The parcel would extend the I-2 zoning in the City of Mansfield to the east. Constraints include the cost to connect to the sewer system under Poth Road due to its depth and the absence of wyes or stubs, and Poth Road's narrow width and prohibition of trucks. Industrial development would be more consistent with surrounding land uses to the east and is buffered by woodlands to the south and by the nature preserve to the north. Accordingly, it is recommended that the parcel be rezoned from R-3 Residential District to I-2 Industrial District.

Additional discussion – It is not impossible to connect to the sewer line under Poth Road. The water and sewer system and connections in the Roseland community is unique due to it being at the edge of a city.

Marc Milliron made a motion to recommend approval of the proposed map amendments to rezone the subject parcel from R-3 Residential to I-2 Industrial. Brian Besecker seconded and the motion passed unanimously.

4. Discussion from the floor – Work on the Comprehensive Land Use Plan has started and stakeholder meetings were recently held. Currently, the consultant's staff is reviewing existing conditions and adopted plans of jurisdictions in the county. There were recently issues with development on floodplains, and meetings were held addressing it. Floodplain maps presented at the meetings were last updated in 2011 and were based on contour data collected in 2005 by ODNR. OGRIP will produce new aerial imagery and locals can request to add contour lines and other topographic data at a cost. Franklin Township is set to hold an emergency meeting on April 15th regarding data centers. An annexation plat was presented to Tax Map Office to annex multiple parcels totaling nearly 320 acres north of the city of Mansfield.
5. Adjournment – Meeting was adjourned.

Respectfully submitted
Jason Werner