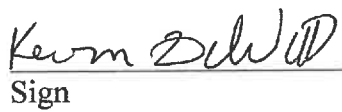


**Scioto Township
July 16, 2026
7:00 p.m.**

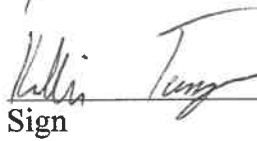
1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Minutes – July 2, 2026
5. Public Comment
6. Pay Bills
7. Adjourn

SCIOTO TOWNSHIP BOARD OF TRUSTEES
SIGN IN
July 16, 2026

	Wendy Wopert	1327 Warren Rd
Sign	Print	Address

	KEVIN DEWITT	1327 WARREN
Sign	Print	Address

	Joseph Brown	270 Bluegrass way
Sign	Print	Address

	Kallin Tossey	1600 Ostrander Rd
Sign	Print	Address

Sign	Print	Address
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**SCIOTO TOWNSHIP TRUSTEES
RECORDING OF PROCEEDINGS
July 16, 2026**

REGULAR MEETING PROCEEDINGS SUMMARY:

The trustees of Scioto Township met in regular session, Thursday, July 16, 2026 at 7:00pm at the Township Hall, 3737 Ostrander Rd., Ostrander, OH 43061. Board members present were Sandra Stults, Ralph Moseley (late) and Matthew Akers. Also present were Fiscal Officer, Kathy Melvin. Others in attendance are included on the sign in sheet.

APPROVAL OF MINUTES:

Trustee Akers moved to accept the minutes of the July 2, 2026, as presented by the Fiscal Officer. The motion was seconded by Trustee Stults. The roll call vote: Ms. Stults-yes, Mr. Moseley-absent, and Mr. Akers-yes. The motion passed with 2-yes and 0-no votes.

PUBLIC COMMENT:

Wendy Wolpert and Mr. DeWitt from Warren Road were present to discuss the work being done on their road.

- Disappointed in the lack of communication regarding this work
- Disappointed in the fact workers are on their property
 - Driving through hay field
 - Parking in barn lot
 - Vault in center of their driveway
 - Were able to move it a bit
- A call to the County Engineers Office
 - Was told if in Easement nothing can be done
 - Was told the Township Trustees approved of the work
 - No accountability from the county
 - Is part of the 250 Connect America
 - There is a map on the county website under the engineers

Trustee Stults will reach out to the County Commissioners.

Kolin Tossey, Chair of the Zoning Commission presented the Trustees with the application for Zoning change of the 5.5 acres at 3794 Ostrander Road regarding the micro brewery.

Trustee Moseley made a motion to pay bills. The motion was seconded by Trustee Akers Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-yes. The motion passed with 3-yes and 0-no votes.

Trustee Stults stated the need for another maintenance/road employee. It is difficult for Pat to keep up with all the work.

Trustee Moseley would like to submit an REA for Jacktown Road.

Trustee Moseley made a motion to adjourn. The motion was seconded by Trustee Akers. Roll call vote: Mr. Akers-yes, Mr. Moseley-yes, and Ms. Stults-yes. Motion passed with 3-yes and 0-no vote

Meeting adjourned at 7:19pm.

Ralph Moseley
Mark B. Akers

Certified by: Kathy Melvin
Fiscal Officer

Item	Reviewed By
Payment Listing	 Matt Akers
	 Ralph Maseley
	 Sandra Stults
	Kathy Melvin

Payment Listing

UAN v2026.2

7/4/2026 to 7/31/2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
271-2026	07/07/2026	07/07/2026	EW	U S Treasury	\$5,430.40	O
272-2026	07/07/2026	07/07/2026	EW	Treasurer State of Ohio-OH Withholdings	\$703.61	O
273-2026	07/07/2026	07/07/2026	EW	School Distric Income Tax	\$233.81	O
274-2026	07/07/2026	07/07/2026	EW	Ohio Public Employees Retirement System	\$2,381.44	O
275-2026	07/07/2026	07/07/2026	EW	Ohio Public Employees Retirement System	\$2,260.96	O
276-2026	07/07/2026	07/07/2026	EW	RITA	\$330.63	O
277-2026	07/07/2026	07/07/2026	EW	RITA	\$336.77	O
278-2026	07/31/2026	07/12/2026	CH	The Richwood Banking Company	\$6,477.73	O
282-2026	07/08/2026	07/13/2026	CH	First Commonwealth Bank	\$30.00	O
294-2026	07/16/2026	07/13/2026	CH	Charter Communications	\$347.77	O
21120	07/16/2026	07/12/2026	AW	Atlantic Emergency Solutions	\$518.38	O
21121	07/16/2026	07/12/2026	AW	Concrete One Construction	\$66,885.00	O
21122	07/16/2026	07/12/2026	AW	DeLILLE	\$56.00	O
21123	07/16/2026	07/12/2026	AW	Grainger	\$142.34	O
21124	07/16/2026	07/12/2026	AW	Heritage Cooperative	\$1,072.65	O
21125	07/16/2026	07/12/2026	AW	Home Depot Credit Services	\$48.50	O
21126	07/16/2026	07/12/2026	AW	John Deere Financial	\$198.00	O
21127	07/16/2026	07/12/2026	AW	Knox Company	\$9,472.00	O
21128	07/16/2026	07/12/2026	AW	McAuliffe's Ace	\$399.80	O
21129	07/16/2026	07/12/2026	AW	NAPA AUTO PARTS	\$88.61	O
21130	07/16/2026	07/12/2026	AW	Pontem Software	\$768.75	O
21131	07/16/2026	07/12/2026	AW	Sub-Acquatics, Inc.	\$1,062.91	O
21132	07/16/2026	07/12/2026	AW	The Richwood Banking Company	\$249.44	O
21133	07/16/2026	07/12/2026	AW	Turnouts, LLC	\$621.50	O
21134	07/16/2026	07/12/2026	AW	Verizon Wireless	\$40.11	O
21135	07/16/2026	07/12/2026	AW	Village of Ostrander	\$103.29	O
21136	07/16/2026	07/12/2026	AW	Wells Septic & Drain LLC	\$250.00	O
21137	07/16/2026	07/12/2026	AW	Exscape Group	\$5,313.49	O
21138	07/16/2026	07/15/2026	AW	Accent	\$246.84	O
Total Payments:					\$106,070.73	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$106,070.73	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.



Decision on Rezoning Application

Delaware County Regional Planning Commission
Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 05/28/26

Township: Scioto

RPC File number 12-26 ZON

Request by: Ohio Land Developers
To rezone: 5 acres
Located: west side of Ostrander Rd., south of US 36
From: FR-1
To: C-2
Units or Lots: 1
To allow: farm brewery and event center

Zoning Commission Decision Date: 7/13/2026

Board of Trustees Decision Date: _____

Density Approved: _____ Number of Units / Lots: _____

Effective Date: _____
-After the period of referendum has passed

Decision: (circle one) **APPROVED** **DISAPPROVED**

Please Note: If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures: _____

The Scioto Township Zoning Commission approved this application and development plan with the following conditions:

1. A complete and approved engineering report from the County Engineer.
2. An updated assessment completed by the Scioto Township Fire Department. The commission would like confirmation from the Scioto Township Fire Department that their expectations included in the plan have been met or there is a plan in place to ensure the expectations will be met. This could be a formal confirmation by Lt. John SB that the Fire Department expectations stand as is, but the commission would like a revised assessment completed by the Scioto Township Fire Department.
3. A commitment in writing to update the Township Trustees and the Zoning Chair on the progress of the development plan quarterly (every three months) to keep the Township informed on the progress of the plan. These could be in writing or in person. We could agree on the duration of when they would end.
4. Ohio Land Developers submit to the Scioto Township Zoning Commission the approved wastewater plan that includes the brewing machines and restroom facilities.

6/12/26 Amended Zoning Application To Planned Commercial
Per County Prosecutor's Office

Scioto Township Zoning and Board of Zoning Appeals

3737 Ostrander Rd. Ostrander, Ohio 43061

(740) 666-3014

scioto township ohio.com

APPLICATION FOR ZONING AMENDMENT

The undersigned owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. General Information:

a. Name of Owner (and Lessee, if applicable): Ohio Land Developers LLC

Mailing Address: 591 Carlisle Ave Lewis Center Ohio 43035

Home Address: _____

Home Phone: 614-561-4885 Business/Other Phone: 614-565-2940

b. Name, address, and phone number of applicant (if other than owner):

2. Location Description:

Subdivision Name: _____

Street Name: 3794 Ostrander Rd. Ostrander OH. 43061

Section: _____ Township: Scioto Range: _____

Parcel ID# 40010001053001 Other Designation: _____

Lot Number: _____ (If not a platted subdivision, attach a legal description)

3. Existing Use: Agriculture

4. Present Zoning District: Farm Residential District

5. Proposed Use: Farm Brewery & Event Center.

We are willing to reduce the acreage to a lesser amount
for rezoning purposes. Majority of parcel is floodplain & not buildable.

6. Proposed Zoning District: ^{see 6/24/16} ~~Neighborhood Commercial~~ Planned Commercial

7. Supporting Information (attach the following items to the application):

a. Development Plan

8. Certification:

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date: 4-24-26


Owner(s) Signature

Lessee(s) Signature (if applicable)

Applicant Signature (if applicable)

Development Plan for Planned Commercial District

3794 Ostrander Road, Ostrander, Ohio 43061

Ostrander Farm Brewery Proposal

1. Project Overview

This Development Plan is submitted in support of the rezoning of approximately 5.4 acres from the parent parcel (Parcel No. 40010001053001) to a Planned Commercial (PC) District at 3794 Ostrander Road, Ostrander, Ohio 43061.

The purpose of this Planned Commercial District is to allow for the development of a small-scale commercial use designed to complement the rural character of the area while providing a high-quality development that incorporates appropriate architectural design, landscaping, buffering, lighting controls, and access improvements.

The proposed development has been designed to minimize impacts on neighboring properties and preserve the natural character of the site.

2. Site Information

Property Address: 3794 Ostrander Road, Ostrander, Ohio 43061

Parent Parcel Number: 40010001053001

Area to be Rezoned: Approximately 5.4 Acres

Proposed Zoning Classification: Planned Commercial (PC)

The site contains existing natural features, including a pond and mature vegetation, which will be incorporated into the overall development plan.

3. Permitted Use

The Planned Commercial District shall permit commercial uses as approved by the Township and County through the Planned Commercial Development process and in accordance with the approved development plan.

All uses shall be conducted entirely within the approved site plan and associated outdoor gathering areas.

4. Development Standards

Building

The development shall consist of one principal building with the following standards:

- Building Size: Approximately 5,000 square feet (50 feet x 100 feet)
 - Maximum Building Height: 35 feet (Per Zoning Code) Planning 24 feet at this time.
 - Number of Buildings: One principal structure
 - Construction Type: Metal-sided building with stone apron accents and wood architectural features
 - Roof Design: Single-sloped roof design
-

5. Architectural Character

The building shall be designed to maintain a rural and agricultural appearance compatible with surrounding land uses.

Architectural features shall include:

- Metal exterior wall finishes
- Stone apron or stone veneer accents
- Wood accent materials and architectural details
- Earth-tone or muted color palette
- High-quality building materials intended to enhance the appearance of the development

The intent is to create a visually attractive commercial structure that reflects the agricultural heritage and rural character of Scioto Township and the Ostrander area.

6. Lighting

All exterior lighting shall be designed to minimize light trespass onto adjacent properties and public roadways.

Lighting standards shall include:

- Fully shielded fixtures
- Downward-directed lighting
- No upward-facing lights
- Parking and site lighting designed to reduce glare
- Lighting levels limited to those necessary for safety and security

All lighting shall comply with applicable County and Township regulations.

7. Landscaping and Screening

Landscaping shall be installed around the building, outdoor seating areas, and parking facilities to enhance the appearance of the site.

Landscaping materials shall consist of:

- Shade trees
- Ornamental trees
- Evergreen and deciduous shrubs
- Native and adaptive plant materials where practical

Landscape areas shall be maintained in healthy growing condition and replaced as necessary.

Screening and Fencing

The development shall include:

- A decorative wood-style guardrail along the pond side of the driveway.
 - A seven-foot-high black chain-link fence along the southern property boundary adjacent to the ball field property.
 - Additional landscaping may be incorporated to soften views of fencing and parking areas.
-

8. Signage

One freestanding identification sign shall be permitted near the entrance from Ostrander Road.

Sign standards shall include:

- T-style pole-mounted sign with hanging sign design
- Maximum sign area: 24 square feet
- Illuminated only by downward-directed external lighting
- No internally illuminated signs
- Sign design shall be substantially consistent with the example submitted with the zoning application packet

All signage shall comply with applicable County and Township regulations unless specifically modified through this Planned Commercial approval.

9. Utilities and Infrastructure

Water Service

Public water service is available to the site.

A service availability letter has been provided by the appropriate utility provider demonstrating the ability to serve the development.

Electric Service

Electrical service is available to the site.

A service availability letter from AES Ohio has been provided confirming service capability.

Sanitary Wastewater

Wastewater treatment shall be provided through an approved on-site septic system.

Soil evaluations and testing have been completed demonstrating suitability for the proposed sanitary system, subject to approval by the appropriate regulatory agencies.

10. Access and Traffic

Vehicular access shall be provided from Ostrander Road as shown on the submitted development plan.

Traffic information and supporting documentation have been included within the application packet and are based upon information obtained from:

- Delaware County Engineer's Office
- Mid-Ohio Regional Planning Commission (MORPC)

The development is anticipated to generate traffic volumes that can be accommodated by the existing roadway network without significant adverse impact.

11. Environmental and Site Design Considerations

The development shall be designed to preserve existing site features where practical, including:

- Existing pond features
- Natural topography
- Existing vegetation where feasible

Stormwater management facilities shall be designed and constructed in accordance with Delaware County Engineers Office and Delaware County Soil & Water Department.

12. Development Schedule

The project shall be developed in one phase.

The anticipated development schedule is as follows:

- Construction shall commence within six (6) months following final County engineering approval and issuance of required building permits.

Minor schedule adjustments may occur due to weather conditions, material availability, utility coordination, or regulatory review timelines.

13. General Compliance

Except as specifically modified herein, the development shall comply with all applicable Delaware County, Scioto Township, Ohio Building Code, Delaware Public Health District, and other applicable federal, state, and local regulations.

The approved Development Plan, site plan, landscaping plan, lighting plan, and associated exhibits shall become binding elements of the Planned Commercial District approval.

Submitted By:

Ohio Land Developers LLC

Property: 3794 Ostrander Road
Ostrander, Ohio 43061

Rezoning Request: Planned Commercial District (PC)

Site Area: 5.4 Acres (to be split from Parcel No. 40010001053001)

For a proposed **5,000-square-foot brewery at 3794 Ostrander Road, Ostrander, Ohio**, a traffic study would typically estimate both daily trips and peak-hour trips using standards from the Institute of Transportation Engineers.

Estimated Traffic Generation

A craft brewery with a taproom generally generates:

Measure	Estimated Trips
Average weekday daily trips	250–500 vehicle trips/day
Friday traffic	400–700 vehicle trips/day
Saturday traffic	500–900 vehicle trips/day
Peak hour (Friday evening)	50–90 vehicles/hour

Peak hour (Saturday 60–120
afternoon/evening) vehicles/hour

Site Context

The property at 3794 Ostrander Road is near the intersection of Ostrander Road (CR 163) and US 36. A recent Delaware County safety study recorded traffic volumes at the US 36/Ostrander Road intersection showing approximately 1,500-2,000 vehicles during peak daytime periods on US 36 and roughly 250-450 vehicles per hour on Ostrander Road approaches during commuter periods.

([Engineer](#))

Given those volumes, a brewery generating 400–700 daily trips would likely add:

- 20–50 vehicles during weekday peak hours
- 50–100 vehicles during Friday and Saturday peak periods
- Less than a 5% increase in overall traffic on US 36

Parking Recommendation

For a 5,000-square-foot brewery:

Use	Parking Ratio	Spaces
Brewery/tap room	1 space per 100–150 SF customer area	35–60 spaces
Event-capable brewery	Additional overflow	20–40 spaces

I would recommend **60–80 parking spaces** if you plan to host events, food trucks, live music, or outdoor seating.

Sourced by Delaware County Engineer and Mid Ohio Regional Planning Commission.

Officers

PAMALA L. HAWK
President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
Secretary
G. MICHAEL DICKEY
Treasurer
GLENN MARZLUF
General Manager/CEO
BRIAN COGHLAN
Chief Operating Officer



6658 OLENTANGY RIVER ROAD

DELAWARE, OHIO 43015

www.delcowater.org

Phone (740) 548-7746 • (800) 521-6779

Directors

MARC A. ARMSTRONG

DAVID A. BENDER

DOUGLAS D. DAWSON

TIMOTHY D. MCNAMARA

MICHAEL (NICK) D. SHEETS

March 5, 2026

Jason Ullman
JW Culter & Assoc. Realty

Via Email: jason@ohiolandguy.com

Dear Mr. Ullman:

Please know that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Proposed Land Use: Commercial, Parcel 40010001053001
Location: Ostrander Road / Marysville Road, Ostrander, OH
Land Size: ±40.203 acres

This can be served from an existing 6" watermain along Ostrander Road. Enclosed is an aerial view of the development site.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

Cris Valenzuela
Engineer

Scioto Township Fire Department



3737 Ostrander Rd
Ostrander, Ohio 43061



Marvin McIntire, Chief

Jason, as per our discussion, I would like the main drive to be 24' wide as far as possible, but I know there is a tight spot or two, that can be 20' if necessary. I've included a copy of our SOP's on dry hydrants, with the approximate locations we discussed. You will need to consult with a qualified installer to make sure the locations will adequate for installation. The location nearest the brewery made need a horizontal extension to get it to water deep enough to meet the requirements. Depending on the length, the underground pipe may need to be bumped up to 8" pipe. The approximate locations are the blue dots on the map. Let me know if you have any questions.

Regards, Lt. John Saniel-Banrey
Fire Prevention Officer
Scioto Twp. FD



April 14, 2026

Ohio Land Developers,

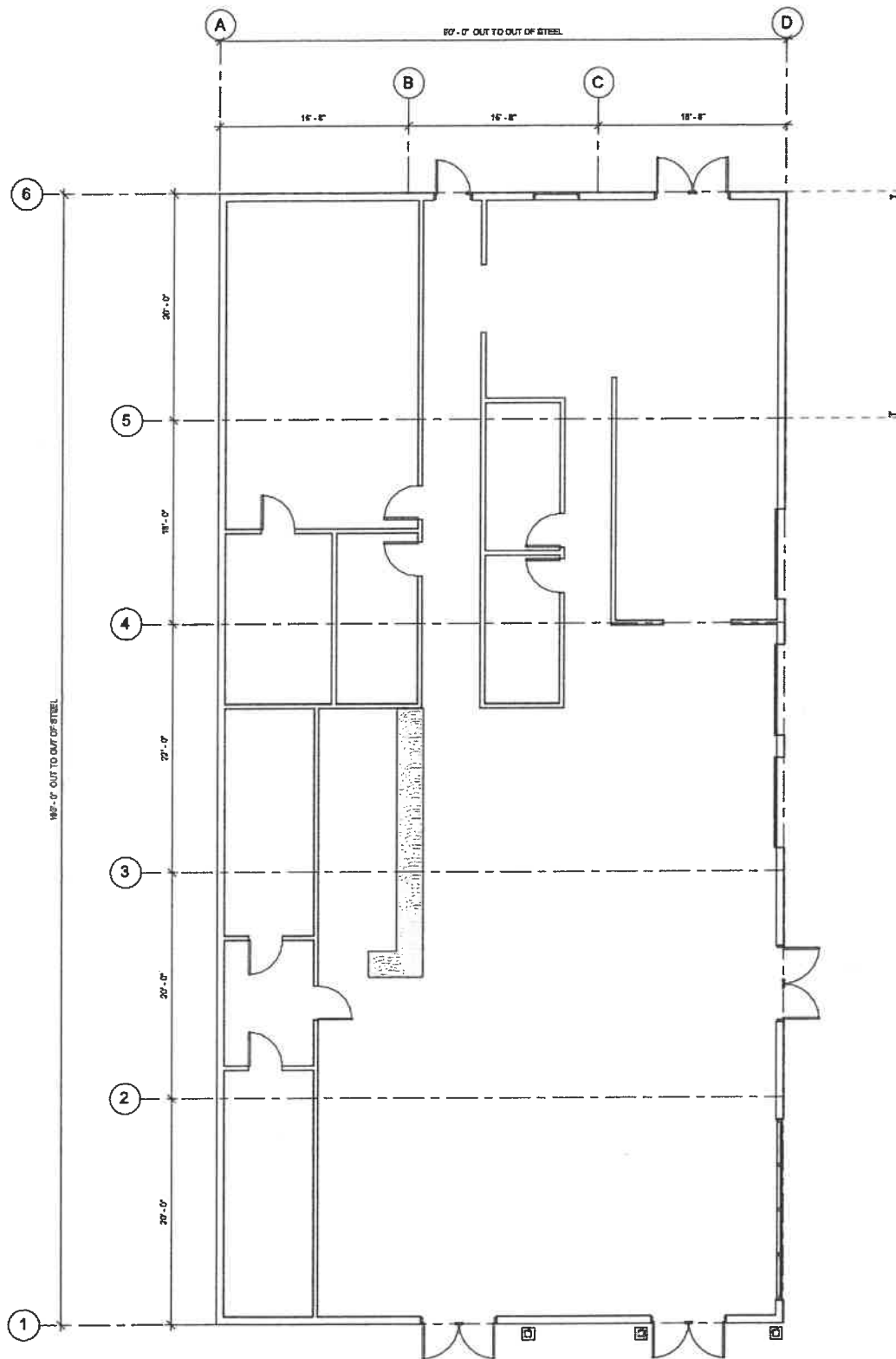
Please be advised that AES Ohio has sufficient capacity to provide electric service at primary or secondary voltages, with single-phase or 3-phase power options for your proposed project at 3794 Ostrander Rd Ostrander OH 43061. Extension fees may be applicable.

Please contact me on 937-331-4925 if I can be of further assistance.

Sincerely,

Brenda Brockman

Brenda Brockman
Joint Use Manager

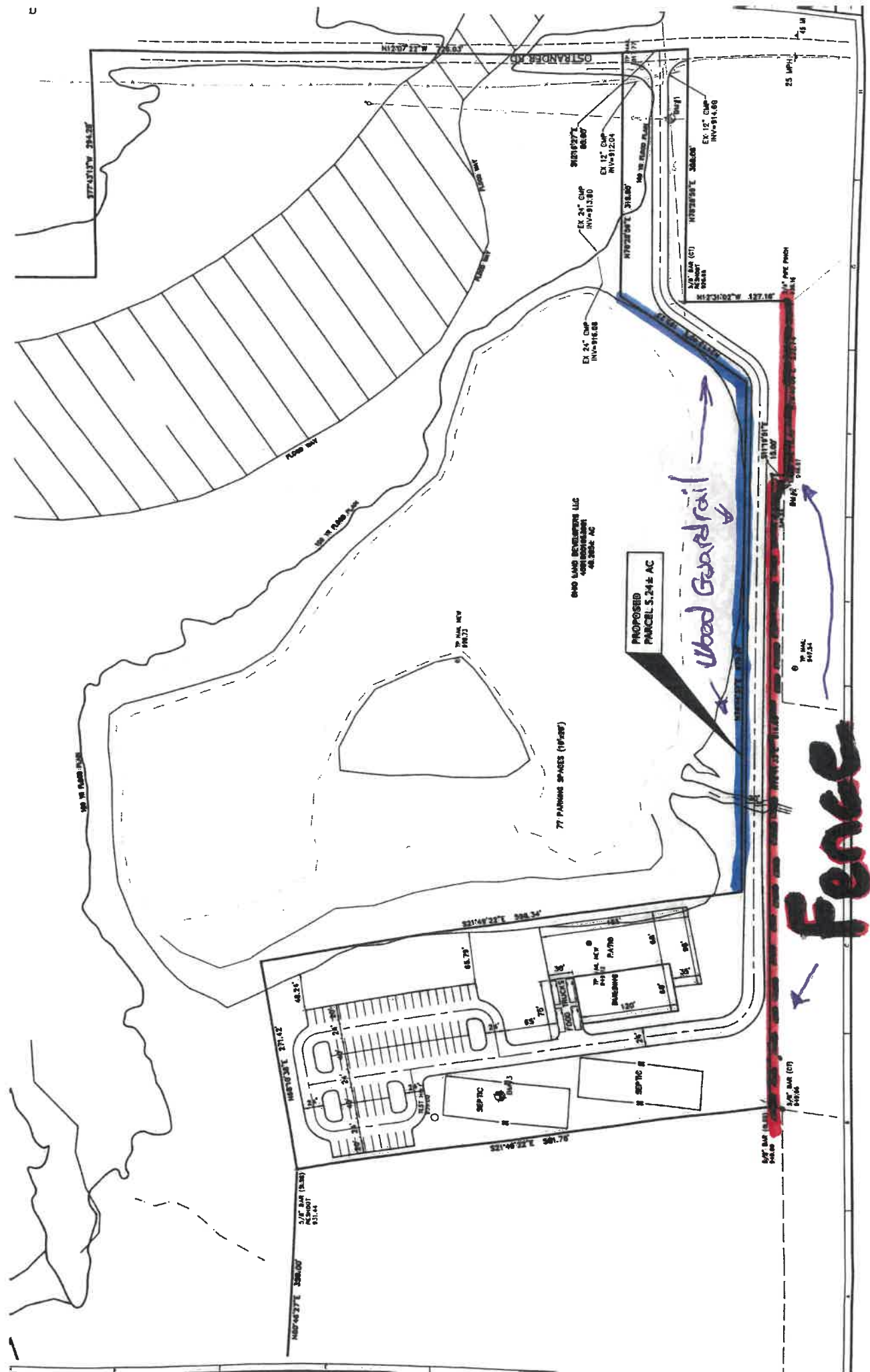


① FLOOR
3/16" = 1'-0"

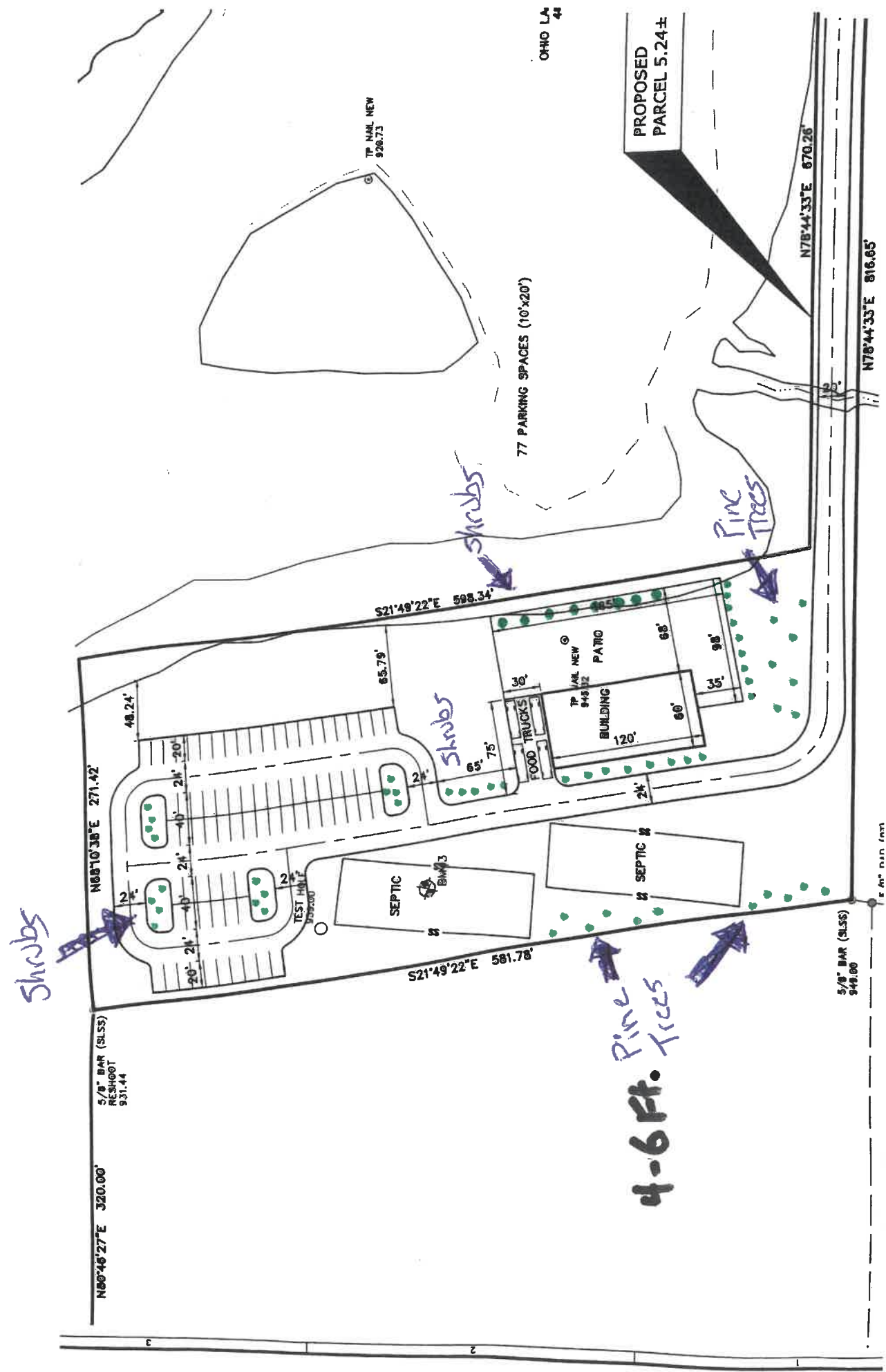
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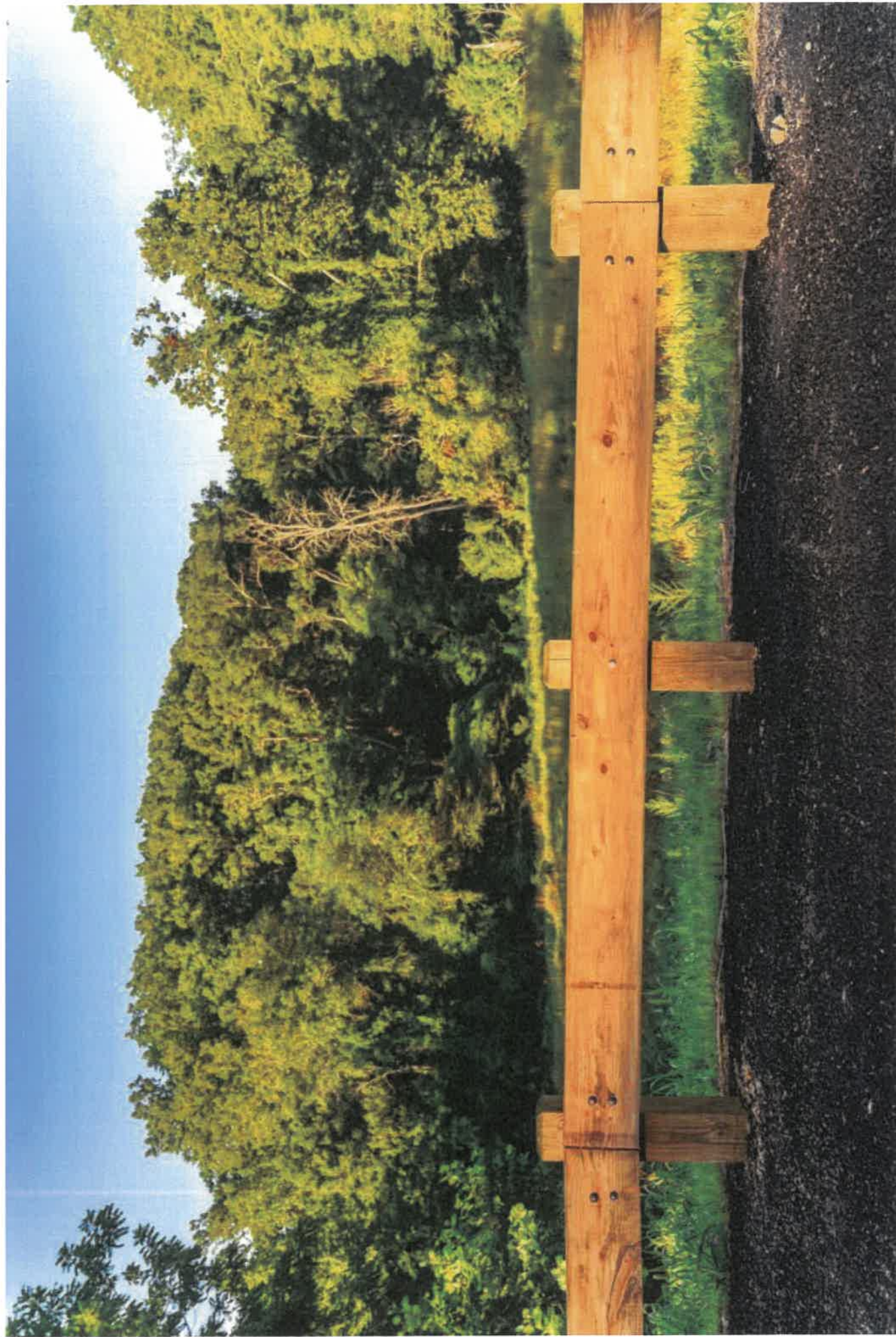
Landscape





Sign Example





2-3 Ft.



No Firehouse 25 mph heading southbound

Firehouse 25 mph sign

45 mph sign

Village Corp Line

OSTRANDER RD

N MAIN ST

