

Scioto Township Zoning Commission

December 11, 2023

The meeting was called to order by chairman, Ms. Gina Long. Mr. Tim Brown and Mr. David Church were present.

The minutes from the September 11, 2023 and the October 9, 2023 meeting, were reviewed. There were not enough members to approve September minutes at October meeting. Mr. Church made a motion to accept and Mr. Brown seconded the motion. The minutes were approved.

Inspector's Report:

Mr. Ligocki reviewed the summaries for October and November.

Organizational Matters:

The Commission has openings for two active members and two alternate positions. Mr. Church will organize verbage for a public announcement about these openings.

There was discussion about increasing the frequency of meeting back to monthly, on the second Monday of the month. Since there are new topics of discussion, cell tower regulation review and discussion of solar fields. The Commission decided on the increased frequency.

Rezoning request:

Ms. Long explained that Mrs. Sharon Wade and Mr. Gary Newhouse who own parcel #2004-0004-019000, at 1297 Ostrander Road, wish to rezone the property from FR-1 to Industrial. The property will be used to recycle hard fill materials, store equipment, shop in future plans and the cell tower will be split from parcel.

A small sliver of the property was discussed as being zoned commercial.

The current acreage is about 32 acres, zoned FR-1.

The rezoning is to facilitate the sale of the property for the same use and the cell tower will remain in the name of the present owners.

Regional Planning denied their approval to rezone, Industrial.

There was extensive discussion between Commission members and Mr. Vince Villio, the prosecutor representing the township. They were discussing how to satisfy Section 17 of the resolution as far as requirements and how to satisfy the denial from Regional Planning.

It was decided that the purchasers of the property should submit a development plan and the property owners would change the application to Planned Industrial. These documents will be presented at the next Commission meeting on January 8, 2024. The decision of the Commission will be presented to the Township Trustees on January 17, 2024.

Scioto Township Zoning Commission

Cell Tower Recommendations:

The proposed recommendation is for the cell towers to be permitted in FR-1. Changes and new regulations need to be added to all residential districts in Resolution.

The next meeting will be January 8, 2024.

Mr. Brown made a motion to adjourn. Ms. Long seconded the motion. The meeting was adjourned.

Respectfully submitted,
Sherry Felkner, secretary