

Scioto Township Zoning Commission

April 14, 2025

The meeting was called to order by Ms. Gina Long. Ms. Natalie Wilson, Mr. Kollin Tossey, Ms. Michelle Dixon and Debra Bargdill were present.

The minutes from the October March 10, 2025 meeting were reviewed. Mr. Tossey made a motion to accept the minutes and Ms. Dixon seconded the motion. The minutes were approved as submitted.

Public Hearing;

- Mr. Jonathan O'Meara has asked for a rezoning of a property at 4434 Marysville Road, which he wants to purchase. He requests a change from FR-1 to Planned Commercial. Mr. O'Meara wants to build a storage facility with storage units and parking storage for RV's and boats, etc.
 - There will not be an attendant 24/7.
 - There is no office space.
 - There will be lights but the facility will be closed at night.
 - In a feasibility ,study, ODOT requires a 400 feet sight line.
 - The number of units is not known yet.
 - Units are 16 feet from existing power lines.

Questions;

- Ms. Wilson: Will this facility be locked at night and closed storage has locks and RV's and boats will be locked? Yes There will be a fence, probably 6 foot chain link, that will be locked.
- Kaitlin Freeman: How often are these zoning changes requested? Ms. Long responded that this is the second one since she has been on the Commission.
- Chris Hunt: What is the reason for rezoning? Ms. Long answers that it affects the permitted use of the property according to the Township Resolution. Ms. Wilson added that the development in the Township occurs according to the Comprehensive Plan.
- Mr. Tossey: What would you do with the property if you can't get the zoning change? Mr. O'Meara does not know.
- Emily Stevens: For Planned Commercial, do you need official drawings before the approval from the Trustees. (I did not see a response.)
- Ms. Wolf to Mr. O'Meara: How long will it take to build this facility? He responded that it would be about 2 years.
- Mr. O'Meara added that he plans to plant a buffer of trees.

Regional Planning will meet on April 24, 2025. The Commission will discuss their opinion at the next meeting on May 12, 2025

Scioto Township Zoning Commission

New Business;

Other property on Marysville Road (west of Ostrander) has already paid for rezoning to Neighborhood Commercial.

Inspector's Report;

Mr. Ligocki reviewed the zoning report for March.

Mr. Ligocki will send a certified letter to property owner on State Route 36, where unpermitted, U-Haul business is run. He has not had any success in contacting him in person.

Organizational;

The township email is still not working right. Ms. Wilson will work on getting the system to function better.

Ms. Dixon made a motion to adjourn the meeting and Mr. Tossey seconded the motion. The meeting was adjourned. (this meeting had a court recorder, Carmen Maley.)

.Respectfully submitted,
Sherry Felkner, secretary