

SCIOTO TOWNSHIP ZONING COMMISSION – May 11, 2016

A special meeting of the Scioto Township Zoning Commission was called to order by Tom Weatherhead 7:00pm. The following members were present: Weatherhead, Roese, Hamilton, Ron Jahn arrived at 7:15.

Roese confirmed former Village never adopted zoning and development standards in proposal come from 1995 Orient Zoning manual which Brosius used to integrate for proposal. Kulich concerned only parking are requirements listed in 22.03 and Weatherhead suggested going lot by lot to confirm all existing structures, Reidy agreed. Kulich stated that township must be clear what comes with lot on purchase and any new must meet zoning standards.

Lowry said the code only applies to lots with existing structures but doesn't address empty lots. Hamilton suggested stating current or vacant lots and referenced 1885 Morgan village map (Orient) which lots were generally 50 foot wide. Lowry agreed that making lot setbacks should be consistent in groupings. Boards suggested having 3-4 groupings of lot sizes based on common standards. McFarland to research and present grouping options.

Lowry suggested language to address dwellings on multiple plats and lots which run with the property so property owners don't need to resurvey their lots. Swisher wanted to confirm structures that abut adjoining rear properties in addition to side to side. Roese suggested wording that is favorable toward Orient zoning but doesn't show inconsistency toward other property owners in the township.

Hamilton suggested a 6 foot side setback would give enough room to build ranch or two story. Stated development standards will help to determine how much structures can be moved or enlarged and which scenarios will require variance.

Roese wanted to confirm whole town is served by city water and sewer regardless if they have hooked up. Struckman acknowledged available to all lots. Kulich referenced Brosius comment that non-conforming may be hindrance on owners when needing loans and desire to keep language. Said that on day of adoption all current structures are considered grandfathered and any changes must be in compliance with the resolution.

McFarland referenced section 30 to address allowed parking spaces and suggested some parcels will need to adjust parking to meet setback requirements unless addressed in development standards. Roese addressed 22.08.B and Hamilton objects to parking section requiring 600 foot common parking areas.

Discussion about merging multiple lots or granting variances on dwellings which sit on multiple lots. Suggested asking Brosius how to address.

Rick suggested paragraph 1 that any changes will require you to meet a new set of standards in the O District of our resolution. Reidy stated it will be important to reference the language as "O District Amendment" consistently throughout the resolution.

Kulich concerned that lots be all considered as conforming but Hamilton noted that language used comes from non-conforming area in current zoning code.

Need to clarify 2iii with examples of improvements that might interfere with neighbor. Lighting and noise needs to be incorporated into the development standards as possible interference with neighbors. McFarland stated some use interference will be address in zoning applications but Kulich stated many people can make changes that might cause neighbor use issues without coming to the zoning office.

Suggested 4ii should be 18 months, not 12 months unless Trustees want to reduce time to initiate rebuilding after fire or length of zoning certificate time. Mary mentioned to change 4iii to say "meet the requirements of the O District of this resolution". Rick recommended to remove the 50% portion of 2ii and has to meet o district standards.

How many lots owned by different owner than buildings that are on them.
Are all original lots still in effect or re-surveyed?
How many dwellings are on multiple lots?
What documentation does zoning inspector require to verify abandonment?

Weatherhead invited BZA to continue O District discussion at zoning commission meeting May 17th. Requested McFarland post advertisement 7pm.

With no other matters to come before the board, Weatherhead motioned to adjourn, Jahn seconded the motion. Vote: Weatherhead - yes, Hamilton - yes, Ron Jahn – yes. Motion carried. Meeting adjourned.