

Scioto Township Zoning Commission – December 19, 2017

A meeting of the Scioto Township Zoning Commission was called to order at 7:00 p.m. by Chair Weatherhead. The following members were present: Scott, Weatherhead, Roese, Hamilton, Jahn.

The minutes of the November 21, 2017 meeting were approved in a motion by Roese with a second by Jahn. Vote: Scott-yes, Weatherhead-yes, Roese-yes, Hamilton-yes, Jahn-yes. Motion carried.

**Old Business**

PURD REVISION DISCUSSION –

Mailboxes – Hamilton stated the Commission can recommend gang boxes or individual boxes but the post office will have the final say on the mailboxes to be used. It is suggested this item be added to the PURD section, to read – *we recommend the developer consider gang-boxes for mail delivery. This would help avoid curb damage and increase security for postal recipients.*

Roadways –Hamilton made a motion with a second by Roese that all roadways be a minimum of 36-feet wide from curb face to curb face with parking limited to one side of the street. Vote: Hamilton-yes, Weatherhead-yes, Scott-yes, Roese-yes, Jahn-abstain. Motion carried.

Intersections – to be addressed at next meeting.

Fire Hydrants – curbs shall be painted for no parking fifteen (15) feet on each side of the fire hydrant.

Construction, all roadways – shall be built to County specifications, even if it will not to be turned over to the Township.

Section 21.043 PURD Development Standards

E. change to two dwelling units (pg95)

G. increase front setback to 50-feet from the front building line of the structure to the roadway (2), change side yard to not less than 20-feet (3), eliminate word principal (3), change rear setback minimum to 35-feet (4), eliminate word principal (4) (pg95,96)

H. minimum shall be 20,000 square feet for single family and 15,000 square feet for multi-family dwellings; minimum lot width 100-feet (pg96)

K. sidewalk must be 6-feet from curb, eliminate landscaped strip and change to grass strip, property owner shall be responsible for sidewalk, but walking paths and green areas shall be maintained by homeowner's association (pg96)

L. eliminate street trees except if required by the Board of Trustees (pg97)

**New Business**

Setbacks – after discussion Hamilton made a motion with a second by Scott to consider changing the setback requirements for accessory structures in the R1 district to 10-feet, same as districts R2 and R3. Section is 29.03.A.1. Vote: Hamilton-yes, Weatherhead-yes, Roese-yes, Scott-yes, Jahn-abstain. A hearing will be scheduled in the future.

McCoskey distributed the opinion from County Prosecutor Wolford regarding the Zoning Resolution section on Municipal Waste Storage Facility. Wolford concluded that this section does not prohibit them coming into the Township but regulates where they can be placed. McCoskey pointed out the many districts in the Township zoning, noting they may not all exclude a storage facility. It was noted application of product could not be prohibited. Weatherhead stated the Resolution adequately excludes these facilities in all districts.

McCoskey discussed the BZA decision on the Stinson lot at Spit Rock Court and stated there will be Zoning issues with remaining building lots as well. The Split Rock Court development plan is dated 2008 and the current Zoning Resolution is dated 2011. Hamilton and Roese reinforced that the Zoning Inspector should adhere to the current Zoning Resolution as requests are received for zoning certificates on the remaining building lots.

With no other matters to come before the Board, Roese moved to adjourn. Hamilton seconded the motion. Vote was unanimous. Meeting adjourned.

