

Scioto Township Zoning Commission – November 21, 2017

A meeting of the Scioto Township Zoning Commission was called to order at 7:01 p.m. by Chair Weatherhead. The following members were present: Scott, Weatherhead, Roese, Fisher, Jahn.

The minutes of the October 17, 2017 meeting were approved in a motion by Roese with a second by Fisher. Vote: Scott-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-yes. Motion carried.

Zoning Inspector McCoskey came before the Commission. He asked the Commission to consider reducing the setback from twenty-five (25) feet to fifteen (15) feet for Accessory Structures in Districts R1, R2, R3. Roese thought perhaps the existing setbacks came about to avoid having an agriculture building (eg hog barn) too close to the neighboring lot. Jahn pointed to Section 29.03, Accessory Structures, where side or rear lot line is defined as twenty-five (25) feet in AG and R-1 Districts and ten (10) feet in the R-2, R-3 and PURD Districts and for manufactured home subdivisions in the MHR district. McCoskey provided an update on certificates and violations.

**Old Business**

PURD REVISION DISCUSSION –

Mailboxes – Weatherhead stated the Postal Service had guidelines when gang-boxes are required. This is typically in condo and apartment developments.

Roadways, Intersections, Fire Hydrants – The Chief has made the following recommendations:

Roadways – minimum twenty-eight (28) feet wide from curb face to curb face with parking limited to one side of the street,

Intersections - minimum center line radius of 100 feet; minimum intersection of twenty-five (25) feet, minimum sight distance 400 feet, minimum intersection angle of seventy-five (75) feet. Jahn stated recommended sight distance may exceed the County requirements, and

Fire Hydrants – curbs be painted fifteen (15) feet on each side of the fire hydrant. Jahn thought this was addressed in the ORC.

Weatherhead recommended roadways be built to County specifications and that width requirements apply to each roadway, even if it will not to be turned over to the Township. Jahn asked if roadway requirements should apply to all Planned Districts as addressed in Section 21.012.

TINY HOUSES - Jahn asked if anyone talked with Brosius about mini-houses.

Weatherhead made a motion with a second by Fisher to ask the Board of Trustees if the Commission can discuss tiny houses and proposed PURD changes with Brosius. Vote: Scott-yes, Weatherhead-yes, Roese-yes, Fisher-yes, Jahn-abstain. Motion carried.

**New Business**

There were no objections to Weatherhead asking the Board of Trustees to move M. Scott to Jahn's unexpired term on the Commission and to consider T. Younkin for the Alternate position.

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

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