

**SCIOTO TOWNSHIP TRUSTEES
RECORDING OF PROCEEDINGS
August 25, 2021**

SPECIAL MEETING PROCEEDINGS SUMMARY:

The trustees of Scioto Township met in a public hearing to review proposed zoning amendments from the Zoning Commission, Wednesday, August 25, 2021 at 5:30 pm in person at the Township Hall. Board members present were Ralph Moseley, Sandra Stults, Doug Loudenslager and Fiscal Officer, Kathy Melvin. No one from the public attended.

Zoning Commission: See Attached Documentation

Proposed Amendment #2021-01

This Amendment would effectively repeal existing Section 24.02 “Restoration,” and replace it with a new provision entitled “Non-conforming Lots of Record.”

Your Commission determined that existing 24.02 was somewhat vague and difficult for the zoning inspector to enforce, and should be replaced.

The new language proposed for Sec. 24.02 is designed to 1) define “Non-conforming lots,” and 2) address a problem experienced by one landowner who had two adjoining non-conforming lots and wanted to sell one. He requested a variance from the BZA and was declined. The proposed language would allow the sale of such a lot under the conditions set forth in the new section.

Proposed Amendment #2021-02

Current 24.03 requires the owner of a non-conforming building or use to seek a conditional use permit from the BZA before completing, restoring, reconstructing, extending or substituting such building or use. It lists the powers of the BZA to permit changes and extensions of non-conforming uses.

Proposed 24.03 defines “non-conforming uses” and provides that such uses may be continued if in compliance with conditions a) through i) without the need to seek BZA approval. This reduces the burden on property owners to pay the BZA filing fee, outlines the conditions under which a change to a use may be made, and reduces the number of conditional use permits which must be considered by the BZA.

Proposed Amendment #2021-03

Current Sec 24.04 defines “Non-Conforming Lots.” This section would be covered by the definition embodied in new Sec. 24.02, and could be dropped.

Proposed 24.04 defines “non-conforming structures.” It also provides that a non-conforming structure may not be enlarged or altered in a way which increases its non-conformity. It sets and sets criteria for the continuance of non-conforming lots. It provides new criteria for reconstruction in the event the structure is destroyed, partially or completely – a topic that was addressed by old 24.02. Further, it would require that any non-conforming structure, if moved,

shall thereafter comply with current zoning requirements. Proposed 24.04 would carve out maintenance and repairs to a structure which a local official has deemed unsafe and issues an order for restoration.

The language for the new proposed sections is drawn in large part from existing resolutions from the City of Powell. These sections have been reviewed by the Delaware County Prosecutor and Delaware County Regional Planning. DCRP issued a conditional approval of an earlier draft of the amendments, with suggested language changes. Those changes were made with the assistance of the Delaware County Prosecutor, resulting in a final version which your Commission has approved and certified to the Board of Trustees.

Next regularly scheduled trustee meeting is September 1, 2021.

Trustee Moseley made a motion to adjourn. The motion was seconded by Trustee Loudenslager. Roll call vote: Mr. Loudenslager-yes, Mr. Moseley-yes, and Ms. Stults-yes. Motion passed with 3-yes and 0-no votes.

Meeting adjourned at 6:00pm.

Certified by: _____
Fiscal Officer