

Scioto Township Zoning Commission

June 9, 2025

The meeting was called to order by chairman, Ms. Regina Long. Mr. Kollin Tossey, Ms. Natalie Wilson-Goldman, Ms. Michelle Dixon and Ms. Debra Bargdill.

The minutes from the May 12, 2025 meeting were reviewed. Mr. Tossey made a motion to approve the minutes and Ms. Wilson-Goldman seconded the motion. The minutes were approved.

O'Meara Public Hearing:

Mr. O'Meara commented on the May 29, 2025 Delaware County Regional Planning Commission meeting. The RPC wanted a plan from Mr. O'Meara. Mr. O'Meara did not want to go to this expense until after the rezoning.

Ms. Long reviewed the RPC response to the application. The RPC denied the request.

Mr. O'Meara said that ODOT is planning to widen route 36 and will eliminate the large trees near the road. The widening will also straighten the highway, somewhat, and the ditch would be eliminated in this area. He also said that the width of the driveway would be determined later.

Ms. Freeman commented that there have been auto accidents in this area.

Mr. Hunt commented that surrounding properties are FR-1. There is not a plan for disposal of waste from the RV's.

The realtor for Mr. O'Meara asked what should be requested.

Ms. Wilson-Goldman commented that the area is developing and the Comprehensive Plan suggests Neighborhood Commercial, for the development.

Vote:

Ms. Bargdill- Decline, following the suggestion from RPC.

Ms. Wilson-Goldman- Decline, because this isn't appropriate for this location.

Ms. Dixon- Decline in agreement with RPC ruling.

Mr. Tossey- Decline because the application is not detailed enough.

Ms. Long- Decline, because it does not conform to the Comprehensive Plan and it is in such close proximity to the park.

Ms. Long will report to the Board of Trustees, the decision of the Zoning Commission. They will have their own meeting to consider this application and may decide to approve the change in zoning.

The application for dealing with the property at 9151 Marysville Road, is not complete. Mr. Cutler and Mr. Ullman are doing a feasibility study. There doesn't seem to be a desire for additional self-storage or commercial storage. The future for these properties is to combine them in more of a business park. The developers will consult the fire department about their requirements for turning radius, etc. They will have a landscaping plan. They will ask for Planned District Commercial. This will take 4-6 weeks to get engineering approval. Ms. Long commented that now there are two properties that are zoned differently. Ms. Dixon asked if anyone has shown interest in renting storefronts. Mr. Cutler replied that there has been interest from other vendors.

Scioto Township Zoning Commission

Regional Planning will still have to review requirements. There may have to be a change in the 'Commercial' classification. There was a discussion about 'Storage' definition.

Inspector's Report:

The Inspector's report for May was reviewed. Mr. Ligoeki reported that the trash cans at the corner of Warrensburg and route 257, will be removed.

Organizational:

Ms. Wilson- Goldman is still conferring with the web manager about the email changes.

All topics for discussion will be locked down by the Friday before the meeting.

The next meeting will be July 14, 2025.

Ms. Dixon expressed conflict between the three different districts referred to, in the Comprehensive Plan. The Commission had an extensive conversation concerning the interpretation of the Resolution,

Ms. Dixon made a motion to adjourn the meeting and Mr. Tossey seconded the motion. The meeting was adjourned.,

Respectfully submitted,
Sherry Felkner, secretary