

Scioto Township Zoning Commission

July 13, 2025

The meeting was called to order by chairperson, Ms. Gina Long. Ms. Natalie Wilson- Goldman, Mr. Kollin Tossey, Ms. Michelle Dixon and Ms. Debra Bargdill were present.

Zoning Inspector's report:

Herb has changed the format for the monthly report.
The report was reviewed.

New Business:

Mr. Cutler and Mr. Ullman are consulting the Board about what would be most desirable for their property on 36. Presently, there are three acres zoned Planned Commercial. The adjacent property of 6.9 acres is zoned. FR-1. They think that, additional acreage would make the storage business look better. They proposed a store-front of 3 small businesses with the storage area behind.

Ms. Wilson-Goldman agrees that the board should decide what would be acceptable.

The developers agree that outside storage would be accessible from 36 but not in view of 36.

There will be an access to 36.

Some public attendees did not like the public storage concept.

Ms. Debbie Bowden commented that a rural community needs some balance between commercial and houses. The 36 corridor is the area to achieve this balance.

Ms. Dixon agrees that the store-front with storage behind is the best.

The developer said that a facility they built in Concord Township liked the rear storage concept.

Ms. Morris commented that the Shawnee Hills facility looks nice.

The hours of operation would be, 6AM – 10PM. The lights would be on timers.

There would be no dumpsters on site.

If the developers add 1.5 acres to the allotted commercial space, the total would be 45,000 sq. ft.

There would be a retention pond near the highway. There would be as many trees as possible, left.

Ms. Morris is concerned, what the entrance would look like.

In conclusion:

Ms. Long comments that there is no usage like this in the township. She would like to consult the Prosecutor on the Planned District Zoning. Ms. Wilson-Goldman suggested that Industrial is an overstep of the usage suggested. The developers state that they are looking for guidance, also. Ms. Dixon is concerned about only rezoning 1.5 acres. The developers think this acreage is most marketable and the remaining acreage might just be homesites. The RPC will probably have some input, and an application should go to them.

The minutes for the June 9, 2025 meeting were reviewed. Ms. Wilson- Goldman made a motion to accept and Ms. Dixon seconded the motion. The vote was to accept.

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Ms. Long will be stepping down as chairperson. A new chairperson will be elected at the August meeting.

Organizational Business:

Ms. Wilson- Goldman has no new report on the email changes.

The next meeting will be on August 11, 2025.

Mr. Tossey, Ms. Wilson- Goldman, and Ms. Dixon agree that Planned Commercial is the best rezoning in this case.

Mr. Tossey made a motion to adjourn and Ms. Wilson- Goldman seconded the motion. The meeting was adjourned by positive vote.

Respectfully submitted,
Sherry Felkner, secretary

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