

Scioto Township Zoning Commission

June 8, 2026

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

The minutes for the May 11, 2026 meeting were reviewed. Ms. Dixon made a motion to accept the minutes as reviewed. Ms. Wilson- Goldman seconded the motion. The Commission passed the motion by unanimous vote.

Rezone Hearing:

Ohio Land Developers is asking for a rezone of parcel 340010001053001 at 37940 Ostrander Road, from FR-1 to Neighborhood Commercial. Facts presented:

- Operating hours would be 4pm to 9pm, Wednesday thru Sunday.
- A request for a liquor permit will be on the November ballot.
- The business would be a micro- brewery, catering to banquets, graduations, weddings etc., besides the regular serving hours.
- The capacity of the facility would be 125 inside and 50-75 outside seating.
- There would not be a kitchen. Any food service would be from rotating food trucks.
- The applicants have presented documents of approval from Delco- Water, the Fire Chief and AES electric.
- The sewage system would only be handling <1000 gallons.
- The dam on the pond will need some repair.
- The brew system that they will be using will not leave much residue because the system is not really a brewery but product would be mixed on site.
- The parking lot will have 77 spaces and since the lake is so large, it can accommodate any runoff from the parking lot.
- The EPA needs to permit.

Comments from public:

- With Planned Commercial, any changes in the plan would need to come back to the Commission.
- There was mention of speed limit and traffic in that area but the Commission has no authority in that area. An attendee said that the traffic code may need to be changed by County engineers?
- Planned Commercial requires a more defined application.
- A question came up about the possibility of the liquor permit not passing in November. The developer suggested a private club if this happens.
- Delaware County Regional Planning Commission was not in favor of the rezone for Neighborhood Commercial. The Commissioners pointed out that DCRPC is just a sounding board. The local Commission will ultimately make any recommendations.
- Ms. Wilson- Goldman suggested that even if the process they will use is

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not actually a brewery, they will still need to clean tanks which will involve chemicals.

- The dam repair will make the lake deeper.
- Ms. Long added that Planned Commercial would be better. It would be more strict and someone would not need to come back for clarification of a requirement.
- Ms. Dixon also agrees that Planned Commercial would be better because Neighborhood Commercial does not sufficiently fit all the Resolution requirements needed.
- The Comprehensive Plan for the Township is being reviewed and Neighborhood Commercial may change.

Ms. Long made a motion to table this hearing so the applicant can consider revision of their application, to the July 13th meeting. Ms. Dixon seconded the motion. The Commission voted unanimously to table the hearing.

Zoning Inspector Report:

- Six certificates were written.
- 1 cell tower on Ostrander Road and Fontanelle Road permitted.
- 1 inground pool.
- 1 Agr. Building.
- The Route 36 U-Haul owner is intending to rezone.

Old Business: none

New Business:

- The forming of the Comprehensive Plan Committee has started and Ms. Wilson- Goldman and Ms. Dixon will participate. Mr. Brad Fisher will address the Scioto Township plan in July after Radnor is finished.
- Ms. Long is working with Ms. Melvin on the website.

The next meeting is July 13, 2026. Ms. Long made a motion to adjourn and Ms. Wilson- Goldman seconded the motion. The meeting was adjourned.

Respectfully submitted,
Sherry Felkner, secretary