

Regular Meeting of the Scioto Township Zoning Commission on Tuesday, January 20, 2026 at 7:00 P.M. at the Scioto Township Service Center.

Members Present: Chair Weatherhead, Younkin, Gordon, Sherrill(on board).

Chair Weatherhead called the Meeting Order.

Weatherhead made a motion to accept December 16th minutes. Gordon seconded. Vote: All Yes

Gordon made a motion to have Weatherhead as Chair for the year. Sherrill seconded. Younkin-yes, Gordon-yes, Sherrill-yes. Motion Carries.

Weatherhead made a motion to have Gordon as Co-Chair. Younkin seconded. Weatherhead-yes, Younkin-yes, Sherrill-yes. Motion Carries.

Wendy Sizemore was at the meeting to sit in because she was chosen to take Wasmus seat on the Zoning Board on December 30th and Wasmus objected to her receiving the seat. She was there for respect.

Jacqueline Sheaks- 14681 St. Rt. 104, Ashville would like for her 5 acres to be changed from Ag to R-1. Road Frontage is 441.29 feet and be a lot split. The County approved this on the 13th. Mr. Casino was present for this hearing. Motion was made by Gordon to Approve the change from Ag to R-1 and Younkin seconded. Vote: Weatherhead-yes, Younkin-yes, Gordon-yes, Sherrill-yes. Motion Carries.

Rock City Church-4965 Southern Point Blvd. Orient would like to add on to their sanctuary expanding by 3,007 feet and 2.892 acres. This is for Special Use. Gordon made a Motion to accept as presented. Sherrill seconded. Vote: Weatherhead-yes, Younkin-yes, Gordon-yes, Sherrill-yes. Motion Carries

New Business:

Weatherhead discussed about making changes to the Zoning Book to modernize it. He would like to start on Page 1 and know what the Trustees want in the book.

Weatherhead said that he would entertain help and wants the book to be clear and precise. The book is a Living Document and needs to be fair to all of the residents. Need a good foundation to start out with. Needs to be a group effort and not just the Board. The Opening statement is important.

Sizemore said that the Ohio Township Association 14th Amendment gives private property rights.

5-20 acre Estate Lots were brought up.

The BZA should do what the Zoning Commission cannot. People will cause a problem and want Zoning to fix it.

Residents should send letter, emails and come to the meeting to help make decisions about the book. How to prevent dead-lock land.

It was brought up to have Farmstead where 2 homes could be on one lot that is hard to split off.

Fair to all land owners no matter what size as long as it is health and safe. Be realistic and not try to dictate. Do what is best for that area. Protect what owners want to protect.

Weatherhead said he is against Land Use Plans. He asked why there was not more than one company looked into about the book to have a choice. Bart Fannin said that when he was on the Trustee board he had wanted to hire Holly on an hourly basis and see what her input was.

You need to be able to enforce the Rules, work as a team, make sense and be fair, and give the best possible package.

Jim McFarland spoke to the board and mentioned his Zoning Resource Company

Younkin made a motion to Adjourn and Gordon seconded. Vote: All Yes