

Regular Meeting of the Scioto Township Zoning Commission on Tuesday, February 17, 2026 at 7:00 P.M. at the Scioto Township Service Center.

Members Present: Chair Weatherhead, Gordon, Younkin, Sizemore, Moore, and alternate Darnell.

Chair Weatherhead called the Meeting to Order at 7:00 P.M.

Gordon made a motion to accept January 20th minutes and Sizemore seconded the motion. Weatherhead, Gordon, Younkin and Sizemore voted yes. Moore abstained.

OLD BUSINESS:

Land Use Plan. Sizemore discussed the rights and responsibility of the Zoning Commission for the Land Use Plan.

Holly from Crossroads came to speak.

A Comprehensive Land Use Plan by itself has no legal standing. You need a Blueprint for a Land Use Regulation. The Township needs a policy to follow. You can apply for grants to get money to improve and for the fire department.

You can improve road by using the zoning map of the land use plan and look at what the future may look like. You can do a capacity analysis for 10-15 years down the road to maintain the roads and fire department.

Operate and sell land asset. You can continue to stay how you are zoned. Trustees can change the land zoning. New zoning referendum is 30 days. You can have a petition for the board of election for ballots if you do not like the zoning.

Individual rights for the land use restrictions for health and safety. This is part of the process.

Zoning Code. Every 5 years look at what you thought the area would like to see if it is doing what you thought or it is different. See if the surrounding area is doing what you thought it would do.

Weatherhead discussed why have the land use plan if 3 people can control it.

There are court cases almost every year that make it to the Supreme Court regarding land use plans and they can be challenged. Land use plans are contracts.

Sizemore said they need to be simple and less intrusive.

If you do not have utilities you can not compete with the village.

Sizemore gave the Board a paper that has what the board could use as the Purpose of the Zoning Book.

Holly said that the Zoning Commission and BZA and Trustees could express what each board wants at the joint meeting. Needs the Trustees to communicate and express what they want the zoning commissions plan to be. There needs to be periodic updates from the Trustees such as every 2 months. The board needs guidance from the Trustees as what they expect. There needs to be a level of trust with the zoning commission.

A draft needs to be done to see what vision there is to be established and people can use their property as they want and not be too restrictive, and have a control manner for subdivisions. It was mentioned to have HOA's. Inform new owners what building might occur close to them when the people fill out applications to build.

Weatherhead asked for commentary from the audience. Zoning inspector Schulz said the trustees want Holly to talk with the zoning commission if they are going to be in control.

Darnell said that you can set a lot of stipulations and that she worked with Holly. Everyone needs to put their input in. Land use plan sets a lot of guidelines. Things can be changed. Holly said that you need to make resolution to change.

You can say where the industrial, subdivisions, and townhomes should go. There are some areas that do not need to be industrial.

Farmers should not have to prove hardship to anyone. Farmers can turn their land into money to make up for losses.

Weatherhead questioned next step. Public input in the near future and how do you view the community or what do you want to happen. Have the vagueness removed.

Set the goals and ask residents what their thoughts are. Have demographics with age groups.

Have the zoning commission agree on questions on survey. There needs to be a public education meeting for the land use plan and new zoning code. You can get addresses from the board of elections to send the surveys out or the auditors office to ask if they rent or own. Need to explain to the public why a land use plan is needed.

There are two public meetings with Holly's contract. One before and after draft.

Next Regular Zoning Commission Meeting is Tuesday, March 17, 2026 at 7:00 P.M.

Moore made a motion to adjourn the meeting. Younkin seconded. Vote: All yes.

