



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 25, 2026

TATE TOWNSHIP – ZONING TEXT AMENDMENT

APPLICANT: Tate Township Trustees
2655 Spring St.
Bethel, OH 45106

REQUEST: Text Amendment to the Tate Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Amending the entire Tate Township Zoning Resolution.

CONTENT OF REPORT:

Exhibit A: Proposed Zoning Resolution

STAFF ANALYSIS:

Tate Township has proposed a text amendment to revise the entire zoning resolution of Tate Township. The Township has been engaged with a consultant, McBride Dale Clarion, in a Land Use Plan and Zoning Resolution update since December of 2024. The process has included public meetings, surveys, and other opportunities for community feedback. The sections of the Resolution are as follows:

- ARTICLE 1. GENERAL PROVISIONS
- ARTICLE 2. ZONING DISTRICTS
- ARTICLE 3. USE REGULATIONS
- ARTICLE 4. DIMENSIONAL STANDARDS
- ARTICLE 5. OUTDOOR LIGHTING
- ARTICLE 6. LANDSCAPING & BUFFERING
- ARTICLE 7. PARKING, LOADING, AND CIRCULATION
- ARTICLE 8. SIGNAGE
- ARTICLE 9. PLANNED DEVELOPMENTS & SPECIAL DISTRICTS
- ARTICLE 10. ADMINISTRATION & PROCEDURES
- ARTICLE 11. PERFORMANCE STANDARDS
- ARTICLE 12. PROPERTY MAINTENANCE STANDARDS
- ARTICLE 13. DEFINITIONS

The proposed text amendment is not in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority. As the recommendation of the Planning Commission is nonbinding, staff acknowledges that the

proposed text amendments are permissible, and the Township has the authority to process them according to their discretion.

RECOMMENDATION:

Without additional testimony from the public and/or Planning Commission members, staff recommends a motion to **RECOMMEND APPROVAL** of the Tate Township Zoning Text Amendment as submitted.