



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON AUGUST 25, 2026

WAYNE TOWNSHIP – ZONING TEXT AMENDMENT

APPLICANT: Wayne Township Zoning Commission
794 Wright Street
Batavia, OH 45103

REQUEST: Text Amendment to the Wayne Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Amendment to Sections 18.7 and 18.8 to strike language and amend the zoning resolution.

CONTENT OF REPORT:

Exhibit A: Proposed text amendment

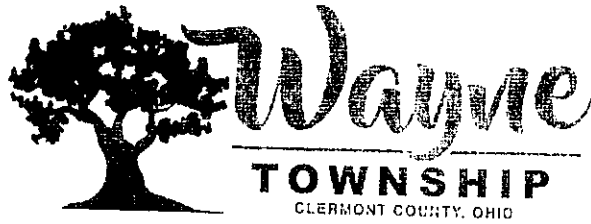
STAFF ANALYSIS:

Wayne Township has proposed a text amendment to Sections 18.7 and 18.8 of the Township Zoning Resolution to: (1) require that any new replacement manufactured home be a permanently sited manufactured home as required by Ohio Revised Code Section 3781.06(C)(6); and (2) restrict private cemeteries within Wayne Township.

The proposed text amendments are 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:

Staff recommends a motion to **RECOMMEND APPROVAL** of the Wayne Township Zoning Text Amendment as submitted.



Wayne Township Zoning Commission

On 23rd day of July, 2026, the Wayne Township Zoning Commission met in Special Session.

Commission Member Mike Parcell moved to make the following text amendment changes to the Wayne Township Zoning Resolution;

Section 18.7 Mobile Home Standards

Strike the following language:

~~All new or used mobile homes placed on individual lots as of the effective date of this Resolution shall comply with the following standards:~~

~~A. The minimum square footage of living space in the mobile home shall not be less than 1200 square feet.~~

~~B. All mobile homes shall be:~~

- ~~1. Installed upon and properly attached to a foundation system that provides adequate support of the structures vertical and horizontal loads and transfers these and other imposed forces, without failure, from the structure to the undisturbed ground below the frost line.~~
- ~~2. Securely anchored to the concrete pad and/or earth by a minimum of eight (8) tie downs; one (1) at each corner with the remainder evenly spaced along the longest dimension.~~

~~C. All mobile homes shall be "skirted" from the ground level to base of the mobile home with appropriate materials, the color and texture of which is compatible with the exterior siding of the mobile home; and~~

~~D. The area under and extending two (2) feet on all sides from mobile home shall be graded and/or constructed so as drain surface water away from the mobile home.~~

Section 18.8 Cemeteries

~~Any cemetery established after effective date of this Resolution must contain no less than five (5) acres. Grounds must be landscaped so as to be an asset to the District in which it is located and shall be properly maintained as per Chapter 517 the Ohio Revised Code.~~

Amended language:

Section 18.7 Manufactured Home Standards

Any new or replacement manufactured home must be a permanently sited manufactured home as required by Ohio revised Code Section 3781.06(C)(6).

Section 18.8 Cemeteries

Effective adoption of this Resolution no new private cemetery is allowed within the boundaries of Wayne Township.

Motion seconded by: Cheryl Cox

Vote:	Merrie Lou Abney	<u>yes</u>
	John Pringle	<u>yes</u>
	Sue Allen	<u>yes</u>
	Mike Parcell	<u>yes</u>
	Cheryl Cox	<u>yes</u>