



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON OCTOBER 27, 2026

WAYNE TOWNSHIP – ZONING TEXT AMENDMENTS

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

REQUEST: Text Amendments to the Wayne Township Zoning Resolution

PROPOSED TEXT AMENDMENTS: Section 18.2 – Accessory Buildings
Section 25.3 – Township Zoning Commission
Section 25.4 – Township Board of Zoning Appeals

CONTENT OF REPORT:
Exhibit A: Proposed text amendments

STAFF ANALYSIS:
Wayne Township has proposed text amendments to section 18.2, section 25.3, and section 25.4 in order to remove alternates on zoning boards and modify accessory structure language.

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 Amendments as submitted.



Wayne Township Zoning Commission

On 9th day of September, 2026, the Wayne Township Zoning Commission met in Regular Session.

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

Section 18.23 Accessory Buildings

Strike the following language:

Section 18.23 Accessory Buildings, Structures and Uses in Residential Districts Accessory buildings, structures and uses, except roadside stands, school bus shelters for children and temporary buildings which are not part of the main building, shall be built in the side or rear yard, ~~behind the front building line~~. An accessory building or structure which is not part of the main building shall not occupy more than thirty (30) percent of the required side or rear yard and shall be setback from the rear and side property line as follows:

Amended language:

Section 18.23 Accessory Buildings

Section 18.23 Accessory Buildings, Structures and Uses in Residential Districts Accessory buildings, structures and uses, except roadside stands, school bus shelters for children and temporary buildings which are not part of the main building, shall be built in the side or rear yard. An accessory building or structure which is not part of the main building shall not occupy more than thirty (30) percent of the required side or rear yard and shall be setback from the rear and side property line as follows:

Motion seconded by: Cheryl Cox

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



Wayne Township Zoning Commission

On 9th day of September, 2026, the Wayne Township Zoning Commission met in Regular Session.

Commission Member John Pringle moved to make the following text amendment changes to the Wayne Township Zoning Resolution;

Section 25.3 Township Zoning Commission

Strike the following language:

The Wayne Township Zoning Commission is established in accordance with Section 519.04 of the Ohio Revised Code and as follows:

A. Appointment

The Commission shall be composed of five (5) members and ~~one (1) alternate~~ who reside ~~in the unincorporated area of~~ the Township, to be appointed by the Board of Township Trustees, and the terms of the members shall be of such length and so arranged that the term of one member will expire each year. Each member shall serve until his successor is appointed and qualified. Members of the Zoning Commission shall be removable for non-performance of duty, misconduct in office, or other cause by the Board of Township Trustees, upon written charges being filed with the Board of Township Trustees, after a public hearing has been held regarding such charges, and after a copy of the charges has been served upon the members so charged at least ten (10) days prior to the hearing, either personally, by registered mail, or by leaving such copy at their usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies

shall be filled by the Board of Township Trustees and shall be for the unexpired term. The alternate shall take the place of an active Zoning Commission member upon absence and shall retain the full responsibilities as the other members.

Amended language:

The Wayne Township Zoning Commission is established in accordance with Section 519.04 of the Ohio Revised Code and as follows:

A. Appointment

The Commission shall be composed of five (5) members and two (2) alternates who reside within the boundaries of the Township, to be appointed by the Board of Township Trustees, and the terms of the members shall be of such length and so arranged that the term of one member will expire each year. Each member shall serve until his successor is appointed and qualified. Members of the Zoning Commission shall be removable for non-performance of duty, misconduct in office, or other cause by the Board of Township Trustees, upon written charges being filed with the Board of Township Trustees, after a public hearing has been held regarding such charges, and after a copy of the charges has been served upon the members so charged at least ten (10) days prior to the hearing, either personally, by registered mail, or by leaving such copy at their usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Board of Township Trustees and shall be for the unexpired term. The alternate shall take the place of an active Zoning Commission member upon absence and shall retain the full responsibilities as the other members.

Motion seconded by: Mike Parcell

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



Wayne Township Zoning Commission

On 9th day of September, 2026, the Wayne Township Zoning Commission met in Regular Session.

Commission Member Butch Lorentz moved to make the following text amendment changes to the Wayne Township Zoning Resolution;

Section 25.4 Township Board of Zoning Appeals

Strike the following language:

The Township Board of Zoning Appeals is hereby created in accordance with Section 519.13 of the Ohio Revised Code and as follows:

A. Appointment

The Board of Zoning Appeals shall consist of five (5) members and ~~one (1) alternate~~ member, who shall be residents of the ~~unincorporated area~~ of the Township to be appointed by the Trustees. The terms of all members, except the initial members, shall be five (5) years. The terms of all members shall be of such length and so arranged that the term of one (1) member will expire each year. Each member shall serve until his successor is appointed and qualified. Members of the Board shall be removable for non-performance of duty, misconduct in office or other causes, by the Board of Township Trustees upon written charges having been filed with the Board of Township Trustees and after a public hearing has been held regarding such charges, a copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by certified mail, or by having the same at their usual place of residence. The member shall

be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Trustees, and shall be for the unexpired term.

Amended Language:

The Township Board of Zoning Appeals is hereby created in accordance with Section 519.13 of the Ohio Revised Code and as follows:

A. Appointment

The Board of Zoning Appeals shall consist of five (5) members and two (2) alternates member, who shall be residents within the boundaries of the Township to be appointed by the Trustees. The terms of all members, except the initial members, shall be five (5) years. The terms of all members shall be of such length and so arranged that the term of one (1) member will expire each year. Each member shall serve until his successor is appointed and qualified. Members of the Board shall be removable for non-performance of duty, misconduct in office or other causes, by the Board of Township Trustees upon written charges having been filed with the Board of Township Trustees and after a public hearing has been held regarding such charges, a copy of the charges having been served upon the member so charged at least ten (10) days prior to the hearing, either personally or by certified mail, or by having the same at their usual place of residence. The member shall be given an opportunity to be heard and answer such charges. Vacancies shall be filled by the Trustees, and shall be for the unexpired term.

Motion seconded by: Merrie Lou Abney

Vote:	Merrie Lou Abney	<u>Yes</u>
	John Pringle	<u>Yes</u>
	Cheryl Cox	<u>Yes</u>
	Mike Parcell	<u>Yes</u>
	Butch Lorentz	<u>Yes</u>