



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON NOVEMBER 23, 2021

WAYNE TOWNSHIP CASE ZC-01-21

APPLICANT: Wayne Township Board of Trustees
6320 SR 133
Goshen, OH 45122

REQUEST: Wayne Township Zoning Text Amendment Case ZC-01-21
Requesting proposed text amendments to the existing Wayne Township Zoning Resolution and to adopt it in its entirety for the area within the former Village of Newtonsville.

PROPOSED TEXT AMENDMENTS: See attached Exhibit A.

STAFF ANALYSIS:

On August 31, 2021, the Wayne Township Board of Trustees adopted Resolution No. 2021-0831-07, to initiate Text Amendments to the Wayne Township Zoning Resolution to resolve the unzoned area within the area of the former Village of Newtonsville.

The proposed changes to the Wayne Township Zoning Resolution include:

- *Modify existing Section 3.2 Districts and Boundaries Thereof to include reference to “CB” Corridor Business District.*
- *Modify existing Article 10 “RHD” Residential High Density District, including the following sections:*
 - *Modify Section 10.0 Purpose*
 - *Modify Section 10.5 Lot Development Standards*
 - *Add Section 10.9 Sidewalk Requirements*
- *Add a new Article 14 “CB” Corridor Business District*
- *Modify Section 20.5 Screening, Landscaping and Bufferyard Standards #4. Table to reference “CB” District.*
- *Modify Section 23.8 Signs Permitted in the Commercial Business Districts, B.1.c. to add to “CB” Corridor Business District.*
- *Create a proposed zoning map for the area of the former Village of Newtonsville.*

The proposed text amendments appear not to be in conflict with the provisions established in Section 519.12 of the Ohio Revised Code relative to the Township Zoning Authority and are consistent with actions meant to protect and preserve public health and safety.

RECOMMENDATION:

Based on staff's analysis, request a motion to **RECOMMEND APPROVAL** of Wayne Township Case ZC-01-21 as initiated by the Wayne Township Board of Trustees (Resolution No. 2021-0831-07).