

Plan④Land

October 12, 2023

Darrel Severns
Knox County Regional Planning Commission
117 East High Street, Suite 221
Mount Vernon, OH 43050

Re: Milford Township Zoning Resolution Updates (Project No. 21-189)

Mr. Severns,

We have been working with Milford Township to identify potential updates to their Zoning Resolution. After working with a local appointed steering committee, it was determined that the following amendments, in addition to various housekeeping updates, were necessary and desired:

1. Expanded resolution language for the Trustees to adopt.
2. Updated purpose statement to reflect updates to Ohio Revised Code.
3. Updated interpretation statements to address potential conflicts.
4. Updated definitions to clarify ambiguity in the interpretation of standards and move regulatory statements to relevant articles so as to not provide regulations within the definitions. Removed unused terms, added terms needing clarification.
5. Removed C-1 Conservation District and combined uses with the AG Agricultural District which now covers 100% of the township. It was determined that conservation uses would be more effective as permitted or conditionally permitted in the AG district.
6. Increased minimum accessory building setbacks from 15 feet to 20 feet.
7. Provided standards for fences.
8. Added standards for maintaining drainage courses, while preserving floodplain and wetland areas.
9. Expanded use exemptions to address agricultural uses, farm markets, agritourism, and public utilities.
10. Expanded nonconforming standards to address structures and lots, in addition to uses.
11. Provided standards for permitted and conditionally permitted home occupations.
12. Updated lot area and lot width requirements to address all lots and not just agricultural and/or residential lots.

13. Clarified all uses not specifically permitted or conditionally permitted as prohibited.
14. Stated B-1 General Business District as desired only on major thoroughfares where centralized sanitary sewer is available.
15. Increased setbacks in the B-1 to be similar to the AG district.
16. Expanded and clarified sign standards.
17. Added wind turbine standards as exemption from height requirement for projects under five megawatts.
18. Clarified term of Zoning Permit and process for renewal.
19. Deferred fees to separate approval by Board of Trustees.
20. Deferred rules of procedure for board operations to Zoning Commission and Board of Zoning Appeals, noncompliance with the Ohio Revised Code.
21. Added reference to zoning fines permitted by Ohio Revised Code.
22. Added standards for conditional uses review, approval, and enforcement.
23. Modified notification requirements to align with the Ohio Revised Code minimum standard of 10 days.
24. Reformatted code to be more concise.

The following are responses to comments discussed with you last month, as addressed in the updated draft document:

1. Automobile Service Station – RPC suggestion was incorporated in definitions.
2. Dwelling - RPC suggestion was incorporated in definitions.
3. Frontage - RPC suggestion was incorporated in definitions and district standards.
4. Lot – Amendment suggested to definitions was reverted to original language to address Prosecutor’s comment.
5. Neighborhood Retail Outlet – The use is permitted in the B-1, which is recommended along state roads when sewer becomes available.
6. Zoning Inspector - RPC suggestion was incorporated in definitions.
7. Replacing Damaged Buildings - RPC suggestion was incorporated in Nonconforming section.
8. Consistency – AG standards for area and frontage were clarified in Sections 8.3 and 8.4.
9. Exception to Height Limitations - RPC suggestion was incorporated in wind turbine standards.
10. Amendments to Resolution – Section amended to conform with Ohio Revised Code Section 519.12.

We take pride in ensuring our zoning resolution projects are not simply a cut-and-paste project. Not every community is the same and we realize that the most effective Zoning Resolution is one that is easily interpreted. In keeping with the AICP Code of Ethics and Professional Conduct, we offer discounted professional planning assistance outside of our development service area to rural communities as an effort to strengthen regulations

for future development proposals. While we work with developers daily, we commit to our rural clients to not assist with private development projects for at least two (2) years after working on comprehensive planning and zoning resolution projects. In most cases we strive to maintain a consultant role with the rural jurisdiction to ensure effective enforcement and implementation of our planning efforts.

We look forward to reviewing any updated recommendations of the Knox County Land Use Committee and Regional Planning Commission in relation to this proposed modification. Please let me know if you have any questions or need any additional information. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Clase', written in a cursive style.

Joe Clase, AICP
Principal