

**Richland County  
Land & Zoning Standing Committee  
Meeting Minutes  
November 6, 2023**

The November 6, 2023, Land & Zoning Standing Committee meeting was called to order 3:01 p.m. by Chair Melissa Luck in the County Board Room of the Richland County Courthouse. Present were Linda Gentes, Julie Fleming, Steve Carrow, and Dave Turk (via Webex). Dan McGuire was absent. Also present were Candace Pesch, Cheryl Dull, Cathy Cooper, Julie Lins, John Couey, Darby Blakely, Rich and Diane McCollough and Robert Payne.

#2 & #3 Proof of Notification and agenda Approval- Julie Fleming moved to approve the agenda and proof of notification. Seconded by Linda Gentes. All said aye. Motion carried.

#4 Minutes-Julie Fleming moved to approve the minutes of the October 2, 2023 meeting. Seconded by Steve Carrow. All said aye. Motion approved.

#5a Blakely Petition- Darby Blakely was present. Mr. Blakely disagrees with the parcel map showing the driveway for another parcel going through his property. As far as the township approval, he said he had sent it to Mike Bindl's email in August. Cheryl said she never received it. Candace Pesch looked on line at the Forest township minutes and said it was approved. After much discussion. Julie Fleming moved to approve rezoning the parcel in Forest Township from Ag/Forestry to Residential 2. Seconded by Steve Carrow. All said aye. Motion approved.

#5b Klitzke, Meyer and Demars petition- Karen Judd was present. They would like to split off the buildings and improvements and sell the rest of the property with an easement across the buildings parcel. It has been approved by the township. Cheryl Dull has received the certified survey. Julie Fleming moved to approve rezoning the from Ag Forestry to Ag/Residential in Buena Vista township. Seconded by Linda Gentes. All said aye. Motion carried.

#5c McCollough petition- Rich and Diane McCollough were present. They are splitting land and putting a manufactured home on one of the parcels. A CSM has been completed and the rezone has been approved by the township. Julie Fleming moved to approve rezoning 2.06 acres in Buena Vista township and a Conditional Use Permit to put a manufactured home on the parcel. Seconded by Linda Gentes. All said aye. Motion carried.

#5d Payne petition- Robert Payne was present. He wants to build a secondary accessory building on an R-2 lot. Julie Fleming moved to approve the Conditional Use permit for his property in Richwood Township. Seconded by Steve Carrow. All said aye. Motion carried.

#6 Discussion and possible action on wording of "Temporary" for campers in an Ag/Res district- Cheryl Dull presented potential clearer definition for the word temporary. Discussion followed. The committee wants to have this definition looked at the next committee meeting and to have Mr. Windle look it over.

#7 Discussion and possible action of compensation for Assistant Zoning Administrator/Sanitarian due to increased duties- Cheryl Dull has been doing a lot of extra work. Melissa Luck said that it is on the next finance Committee meeting. Candace Pesch said that the it has to be carefully worded for certain circumstances

#8 Office System Tech position discussion and possible action- The job has been posted and there are 5 applicants so far.

#9 Land Conservation/Zoning departments reorganization and possible action-Melissa Luck has been asking other counties as to how they are combining Land Conservation and Zoning. Candace Pesch said she has been asking also. The committee members also would like to know what certifications are needed for each job, what other counties are doing and also talk with the staff. Linda Gentes suggested that the committee may want to hold a special meeting in December to discuss.

#10 2024 meeting schedule- The committee looked over the schedule. It was mentioned that starting in April next year the County Board meeting will be held on the 3<sup>rd</sup> Monday instead of the 3<sup>rd</sup> Tuesday. Cheryl will take that into consideration and update the schedule.

#11 Cost-share contracts- Cathy Cooper presented a cost-share agreement for Manneo Dairy for cover crops for \$9987. Steve Carrow moved to approve the Manneo Dairy cost-share agreement. Seconded by Linda Gentes. All said aye. Motion carried.

#12 Manure Storage Ordinance- Cathy Cooper presented the update manure storage ordinance. Melissa Luck questioned the wording on unconfined manure facilities. Cathy will check with other counties to see if and how they are addressing this issue.

#13 Ash Creek Community Forest- Cathy Cooper talked with a consulting forester about to find out approximate costs of having a management plan completed. He charges \$400 plus \$10 per acre or \$65 per acre. The committee asked if the plan should be done before a timber sale was held. Cathy suggested that it should be done this way so that the sale is completed in a sustainable way.

#14 Zoning office report- Cheryl Dull reported that she has issued 17 land use permits and 9 sanitary permits. She will be sending out the non-metallic mine reports soon.

#15 Public Comment- none

#16 Future agenda items- the definition of Temporary, the manure storage ordinance, reorganizing of the departments. For January to include the short-term rentals, Ash creek community Forest management plan and the Dark Skies pamphlet.

# 17 Julie Fleming moved to adjourn. Seconded made by Linda Gentes. All said aye. Motion carried. Meeting adjourned at 4:29 p.m.

Respectfully submitted,

*Cathy Cooper*

Cathy Cooper  
Secretary pro temp  
Land & Zoning Secretary