

GENERAL INFORMATION

Subject

- Request - Amendment to the Springfield Township Zoning Resolution to add Section 1926 “Economic Development District” to Supplemental Regulations
- Location - Springfield Township
- Applicant - Springfield Township Zoning Commission

STAFF ANALYSIS

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution to add Section 1926 “Economic Development District” to Section 19 Supplemental Regulations. The new development district will be called a joint economic development district (JEDD). The intent is to create tax revenue for the township when new commercial or industrial businesses develop vacant land or reuse existing sites.

The Springfield Township Land Use Plan 2020 states the township should maximize economic development along key corridors to ensure future tax revenue. The Plan supports adaptive reuse and tactical densification where feasible to help generate additional property tax revenues. The amendment is shown in EXHIBIT “A.”

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of the proposed amendment to the Springfield Township Zoning Resolution shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C690
DATE: May 22, 2024
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"
(Deletions in strike out, additions in bold italics)

SECTION 19

SUPPLEMENTAL REGULATIONS

Section 1900	General	19 - 1
Section 1901	Accessory Building or Structure	19 - 1
Section 1902	Sexually Oriented Business	19 - 2
Section 1903	Architectural Projections	19 - 3
Section 1904	Fences	19 - 3
Section 1905	Home Occupation	19 - 4
Section 1906	Mineral Extraction and Ancillary Activities	19 - 4
Section 1907	More Than One Principal Building	19 - 7
Section 1908	Noise	19 - 7
Section 1909	Ponds/Lakes	19 - 7
Section 1910	Nuisance	19 - 9
Section 1911	Salvage Yards	19 - 10
Section 1912	Satellite Dish Antennas	19 - 11
Section 1913	Small Wind Turbine	19 - 12
Section 1914	Supplemental Yard Regulations	19 - 13
Section 1915	Swimming Pools	19 - 14
Section 1916	Telecommunication Tower	19 - 14
Section 1917	Temporary Buildings and Uses	19 - 15
Section 1918	Yard/Garage Sales	19 - 16
Section 1919	Vehicle Sales in Residential Districts	19 - 16
Section 1920	Access for Fire Protection	19 - 16
Section 1921	Self-Storage Facilities	19 - 16
Section 1922	Dwelling Units above the Ground Level	19 - 17
Section 1923	Landscaping Contractor in RA-3 District	19 - 18
Section 1924	Marijuana Facilities	19 - 18
Section 1925	Small Solar Facilities	19 - 18
<i>Section 1926</i>	<i>Economic Development District</i>	<i>19 - 25</i>

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 19

SUPPLEMENTAL REGULATIONS

1926 ECONOMIC DEVELOPMENT DISTRICT

Unless otherwise excluded by resolution approved by the Board of Trustees upon finding that it is in the best interest of the Township, property located in the Township and included in any of the following actions after the effective date of this provision shall be included in a joint economic development district (a "JEDD") created under Section 715.72 of the Ohio Revised Code and in which Springfield Township is a contracting party:

- 1. Application for a zoning change.*
- 2. Application for a conditional use.*
- 3. Change in use/New Occupant. This is where a new business occupies an existing space in the Township.*
- 4. Application for site plan review to either develop vacant property or redevelop an existing property in the Township.*