

GENERAL INFORMATION

Subject

Request	-	Text amendment to the Springfield Township Zoning Resolution to revise Section 1926 Economic Development District
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 revise Section 1926 for the Economic Development District. The township is removing two conditions that would require a business owner to join the Economic Development District. Currently, if a business owner applies for a Conditional Use permit for their property or is a new occupant in an existing tenant space, they would be required to join the economic development district. With the new text amendment, the only two triggers for requiring a business owner to join the economic development district is if a property is re-zoned for a new development or an existing property is demolished and will be re-developed.

The new language supports existing businesses, and wants to apply the economic development zone to re-developments, and new construction taking place in the township. Staff supports the text amendment for the economic development district. The amendment is shown in EXHIBIT "A."

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the amendment to the Springfield Township Zoning Resolution to revise Section 1926 Economic Development District shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

REF: Z19-C699
DATE: October 22, 2025

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING
COMMISSION
REF: Z19-C699
DATE: October 22, 2025
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

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 created under Section 715.72 of the Ohio Revised Code (a "JEDD") 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.~~

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 _____, 2025 shall be included in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Springfield Township is a contracting party:

- 1. Application for a Zoning Change; or*
- 2. Application for site plan review to either develop vacant property or demolish an existing structure and redevelop an existing property in the Township.*