

**BOARD OF TRUSTEES
JEFFERSON TOWNSHIP, MONTGOMERY COUNTY, OHIO
RESOLUTION NO. 16-35**

APPROVING ZONING TEXT AMENDMENTS RELATIVE TO COMPOST FACILITIES

The Board of Trustees of Jefferson Township, Montgomery County, Ohio met in work session on the 19th day of April 2016, at 7:00 p.m. at the Township Offices located at One Business Park Drive, with the following members present:

Roy Mann x Mary Johnson x James McGuire x

Trustee McGuire moved for the adoption of the following Resolution:

WHEREAS, The Jefferson Township Zoning Commissions has recommended the approval of zoning case Z001-2016, proposed text amendments for compost facilities; and

WHEREAS, This case poses text changes to the Jefferson Township Zoning Resolution that modifies the definition of Agricultural services as conditional uses to Section 803 (M), in the Agricultural District; and

WHEREAS, In addition the proposed text change modifies the definition for Conditional Use pursuant to Section 2503 (E)1, and modifies the definition for Conditional Use pursuant to Section 2504(C), as they relate to Solid Wastes Facilitates as defined in Ohio Revised Code Chapter 3734; and

WHEREAS, On the 18th day of April, 2016 the Jefferson Township Board of Trustees held a public hearing on the proposed text amendments in case Z001-2016;

NOW, THEREFORE, BE IT RESOLVED, Jefferson Township Board of Trustees amends the Jefferson Township Zoning Resolution to read:

**ARTICLE 8 "A" AGRICULTURAL DISTRICT
SECTION 803 CONDITIONAL USES**

M. Agricultural services (commercial activity that primarily serves the farming community) including but not limited to, tractor and farm implement sales, welding shops, grain elevators, doctor and dentist offices, saw sharpening, farming machinery and repair including automobiles and trucks, and grocery stores (where the Board of Zoning Appeals determines that such uses are needed and appropriate) Agricultural services shall not include any activity referenced in Section 2503 (E) of this Zoning Resolution.

**ARTICLE 25 "I-3" HEAVY INDUSTRIAL DISTRICT
SECTION 2503 CONDITIONAL USES**

E. Solid waste "facility" as that term is defined in Ohio Revised Code Chapter 3734, including but not limited to sanitary landfills, construction and demolition debris landfills, and composting facilities (subject to all conditions set forth in Section 2504 C).

SECTION 2504 CONDITIONS FOR CONDITIONAL USES

C. The solid waste facility shall have adequate access on to a hard surfaced State highway or County or Township road that is regularly maintained. The solid waste facility shall be located a minimum distance of three hundred (300) feet from any State highway frontage; one thousand

(1,000) feet from any residence; one thousand (1,000) feet from any residence; one thousand (1,000) feet from any Residential District; and five hundred (500) feet from any other bordering property not otherwise previously restricted. Applicant must secure a permit and/or operating license from the Ohio Department of Health and/or the Ohio Environmental Protection Agency. Hours of operation may be considered by the Board of Zoning Appeals.

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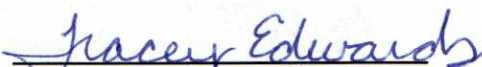
SECTION 2504 CONDITIONS FOR CONDITIONAL USES

C. The solid waste facility shall have adequate access on to a hard surfaced State highway or County or Township road that is regularly maintained. The solid waste facility shall be located a minimum distance of three hundred (300) feet from any State highway frontage; one thousand (1,000) feet from any residence; one thousand (1,000) feet from any Residential District; and five hundred (500) feet from any other bordering property not otherwise previously restricted. Applicant must secure a permit and/or operating license from the Ohio Department of Health and/or the Ohio Environmental Protection Agency. Hours of operation may be considered by the Board of Zoning Appeals.

Trustee Johnson seconded the motion, and the roll was called on the question of its adoption. The vote was as follows:

Roy Mann (yes) James McGuire (yes) Mary Johnson (yes)

Adopted: April 19, 2016

Attest: 
Tracey Edwards, Fiscal Officer

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