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# 2016

# ANNUAL

# REPORT

# BEAVERCREEK TOWNSHIP

## ZONING DEPARTMENT

851 Orchard Lane, Beavercreek, Ohio 45434

Ph: (937) 306-0065 Fax: (937) 427-6574



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**Introduction:** For the Zoning Department, 2016 was characterized by five major themes:

- 1) The pace of the development of residential subdivisions continued, with a slight increase in permits for single-family dwellings from 97 to 101.
- 2) Planning functions continued to demand more time from the Zoning Administrator.
- 3) Reorganization of the Zoning Department (which concluded in early 2017).
- 4) Non-residential development became a more important aspect of the Department's planning function. The projects include Ohio University/Russ Research Center, two new car dealerships, two additional Fire Stations, expansion plans at GE/Unison and the Phillips Companies, Safe Routes to Schools, Valley Springs Farm and Airport Utilities extension.
- 5) Legislation at the state level had an outsized impact; new Agritourism resolution will be finalized in 2<sup>nd</sup> quarter of 2017, and Medical Marijuana shortly thereafter.

I want to take a moment up front to thank: Michele Grogan for her unflagging good cheer in assisting us with a wide range of items, including technical assistance; Alex Zaharieff for adeptly navigating the relationship that is (and must be) both supervisory and collegial at the same time; Jan Schultz for awesome improvements in process and the sharing of useful data virtually from the moment she was hired; and other department heads - for the spirit of collegiality and mutual support that is so priceless in any workplace. Special thanks go once again to Laurie Brown. Despite frustrating delays in the implementation of our planned reorganization, her willingness to perform new tasks, her enthusiasm for learning, and her unflagging friendliness to the public we serve remain priceless assets of this Department.

**Planning as a Function of Zoning (and Vice-Versa):** It's evident that a certain amount of the Planner's functions are needed in the administration of the Zoning Department. And, as Zoning blends into Planning, so Planning now blends into Economic Development. Some of the sense of accomplishment we experienced in 2016 was certainly derived as Planners and Economic Development advocates for Beavercreek Township. This took place primarily in two areas:

- 1) Involvement in actual, on the ground planning; this refers to the consulting and advisory functions needed to assist developers, property owners, project managers and their contractors with the development and presentation of plans to a public body, when necessary. It also involves meetings, conferences and workshops that allow us responsibly to advise elected officials on matters such as the legislative landscape and policy considerations.
- 2) Maintaining and enhancing solid working relationships with other entities, mostly public, necessary for the Township to accomplish its goals. In 2016, these have included:
  - Miami Valley Regional Planning Commission
  - Regional Planning and Coordinating Commission of Greene County

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- Greene County Dept. of Development
- Greene County Dept. of Building Regulation
- Greene County Flood Plain Administrator
- Greene Soil and Water Conservation District
- Greene County Engineer
- Greene County Sanitary Engineer
- Greene County Environmental Services
- Greene County Parks & Trails
- Greene County Prosecutor's Office
- Greene County – Lewis A. Jackson Regional Airport
- Beaver Creek Wetlands Association
- University of Dayton
- Wright State University

## Zoning Permits:

The following chart compares numbers of Zoning Permits issued for the last seven years. Totals through 2016 are year-end totals. The numbers in the 2017 column are through the first quarter. The revenue line is the amount generated by Zoning Department fees during the calendar year.

	2010	2011	2012	2013	2014	2015	2016	2017	
Single family dwellings	62	37	47	26	61	96	101	42	
Driveways	32	22	32	27	57	94	95	42	
Additions	4	9	1	3	10	5	7	1	
Fences	16	19	14	20	22	13	17	6	
Pools (including fence)	2	4	8	11	5	7	4	3	
Signs	6	7	7	4	9	7	3	4	
Rights of Way	3	0	7	1	2	3	4	2	
Accessory Decks & Covered Patio	14	16	26	15	8	14	22	5	
Accessory Structures	13	13	14	14	13	15	27	9	
Commercial Structures	1	0	7	2	0	0	0	1	
Commercial Addition	2	0	2	1	1	2	3		
Commercial Accessory Structures	1	0	1	2	5	2	4		
Temporary Tents Permits	13	13	13	13	14	12	15	1	
Exemption Certificate	0	1	2	3	2	6	2	1	
Use Compliance Certificates	1	2	1	1	1	3	4	1	
Cell Tower Co-location	0	0	0	0	2	0	1		
Temporary Use Permits (Real Estate Sales)	0	0	0	0	2	0	0		
Political Signs	1	5	2	19	4	7	6		
Parks Permits	0	0	0	0	0	18	95	13	
	<b>Total</b>								
		171	148	184	162	218	304	410	131
	<b>Revenue</b>	\$14,274.80	\$24,094.65	\$15,843.80	\$11,735.00	\$15,910.00	\$29,380.00	\$42,114.55	\$14,550

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**BZA:** The Board of Zoning Appeals met seven times in 2016: Six Variances and two Conditional Use Permits were approved; one Variance and one Conditional use application were denied.

**Zoning Commission:** The Zoning Commission met eight times in 2016. A new Master Development Plan for Stonehill Village was approved. Two of the meetings were work sessions, one dealing with Agritourism, the other with Medical Marijuana. The other public hearings involved re-zoning requests, both of which were recommended for approval..

**Trustees Zoning Actions:** The Board of Trustees held six Special Zoning meetings in 2016. The revised Master development Plan for Stonehill Village and one Zoning Resolution text amendment were approved. One meeting was a joint work session with the Zoning Commission concerning Agritourism, and two others concerned the issue of subdivision Emergency Access policies. Two re-zoning requests were heard; one was approved, the other denied.

### **Administrative Accomplishments:**

- ✓ Served another year as Co-chair of the Employee Recognition Committee;
- ✓ Served once as acting Township Administrator;
- ✓ Implemented recommendations of the Performance Audit, most notably the training of the Department clerk to assume new professional Zoning responsibilities. This will result, early in 2017, in the formal reorganization of the Zoning Department;
- ✓ Continued participation in the planning committee drawn from the wider Beavercreek Township and City communities to plan the establishment of a Safe Routes to School program for students of the Beavercreek City School District. The committee has committed to the creation of a School Travel Plan by mid-year 2017 which, when approved by ODOT, will be the basis for grant applications to enhance the safety of children walking and riding bikes to school;
- ✓ Served as a “Community Contact” for the students at the University of Dayton taking a Sustainability cap-stone project-oriented class. My project group worked to update and reconcile three different wetland inventories that cover the Miami Valley Region.

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**Conclusions: 2017 will be another busy year.**

### **Planning/Economic Development**

- Two new subdivisions have begun construction. Two more will submit Specific Site Plans for consideration.
- Agritourism Legislation will be in place in the second quarter. Medical Marijuana legislation will follow quickly thereafter. The Highway Business Overlay District will be finalized in 2017.
- Continuing advancement of the U.S. Rt. 35 Reconstruction project by ODOT has itself led to renewed attention to the highway corridor.
- Ohio University will soon (June, 2017?) submit the first of several applications leading to the consolidated ownership and Zoning of their newly acquired properties. Site Plan applications will follow shortly thereafter.
- We will work with the Greene County Department of Sanitary Engineering on the project to extend water and sewer service to the County Airport. This Department will provide leadership in the submission of an application for Grant funding for the project from the Ohio Public Works Commission.
- We will also work with the Greene County Department of Sanitary Engineering to add a Wellhead Protection Overlay District chapter to the Zoning Resolution.
- We will continue work to consider whether to add a Wetland Protection Overlay District.
- We will significantly increase Zoning Code enforcement activity in the Township.
- We will significantly increase permit compliance inspections.
- We will develop new Zoning Permit Application Forms, make them fillable electronically, and initiate the use of credit card payments for permits.
- We will submit a Code Enforcement Policy proposal for consideration by the Board of Trustees.

**Zoning:** All three public bodies that deal with zoning matters will be busy in 2017. The permit increases seen in 2016 set the tone for a development pace that shows every sign of accelerating.

Additionally, we project the following:

- At least one re-zoning case;
- At least one Conditional Use application;
- Several variance requests;
- About a dozen Code Enforcement actions;
- At least two Zoning Resolution Text Amendments;
- About 120 Zoning Permits for single-family dwellings;
- About 325 total Zoning Permits.

Thanks to one and all for your continued support.