



2014

ANNUAL

REPORT

BEAVERCREEK TOWNSHIP

ZONING DEPARTMENT

851 Orchard Lane, Beavercreek, Ohio 45434

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Introduction: For the Zoning Department, 2014 was characterized by five major themes: 1. The improving national, state and local economies resulted in more than double the number of single-family dwelling permits and a 33% increase in all Zoning applications compared to the previous year; 2. The seven-month process of re-zoning Valley Springs Farm to a Mixed Use Planned Unit Development; 3. Large chunks of time and money spent managing legal issues such as the Rine/Annexation case and the above mentioned Valley Springs Farm re-zoning; 4. The whole-Township Performance Audit required an “above and beyond” measure of research, time and cooperation among departments; and 5. All while managing significant staffing challenges due to medical issues of both members of the Zoning Department staff.

I want to take a moment up front to thank: Rochelle Fuller and Michele Grogean and their supervisors for their gracious cooperation with phone coverage and related help; Alex Zaharieff for unflagging encouragement and the occasional safety net; Jim Barone for keeping me aligned with Township fiscal Policies and Practices; 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 major challenges of her own, she maintained a positive outlook and remained a friendly first contact with clients of the department. She has also applied an admirable work ethic and dedication to the “catching up” that was needed upon her return. And she has demonstrated the initiative required for her own development as a Zoning and Planning Professional.

Planning as a Function of Zoning (and Vice-Versa): Though the job title does not contain the word “planning”, it’s evident that a certain amount of the Planner’s functions are needed in the administration of the Zoning Department. Some of our sense of accomplishment experienced in 2014 was certainly derived as Planners 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 2014, these have included:
 - Miami Valley Regional Planning Commission
 - Regional Planning and Coordinating Commission of Greene County
 - Greene County Dept. of Building Regulation
 - Greene County Flood Plain Administrator
 - Greene Soil and Water Conservation District

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- 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

From a strictly “Zoning” viewpoint:

Permits:

As indicated in the chart below, 2014 saw significant increases in both single-family dwelling permits and overall permits compared to 2013:

	<u>2013</u>	<u>2014</u>
Single family dwellings/driveways	26/25	60/57
Additions	4	8
Fences	23	24
Pools (including fence)	10	6
Signs	4	9
Rights of Way	1	3
Accessory Decks & Covered Patio	16	12
Accessory Structures	11	10
Commercial Structures	2	0
Commercial Addition	1	0
Commercial Accessory Structures	2	3
Temporary Tents (permits/ # of tents)	16/34	15/29
Agricultural Exemption Certificate	2	1
Use Compliance Certificates	1	1
Cell Tower Co-location	0	2
Temporary Use Permits (Real Estate Sales)	0	2
<u>Political Signs</u>	19	4
Total (including driveways)	162	217

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BZA: The Board of Zoning Appeals met seven times in 2014. Most of the seven Resolutions passed dealt with Variance requests, and there was one Home Occupation/Conditional Use Permit granted. The Rine case occupied significant agenda space through August.

Zoning Commission: The Zoning Commission also met seven times in 2014. By far, the bulk of the Commission's attention was consumed by the Valley Springs Farm re-zoning case. The Commission also considered two Site Plans and a text amendment.

Trustees Zoning Actions: The Board of Trustees held four Special Zoning meetings in 2014. The Board approved two Specific Site Plans, two single-parcel re-zoning cases, one text amendment and the Valley Springs Farm re-zoning.

Conclusions: 2015 will be another busy year.

Planning:

- We have one Specific Site Plan application in hand (River Reserve) and will likely see at least one more in 2015.
- We will revise our Zoning Department Fee Schedule in the first quarter.
- Continuing advancement of the U.S. Rt. 35 Reconstruction project by ODOT has itself led to renewed attention to the highway corridor. We will add a Highway Business Corridor Overlay District chapter to the Zoning Resolution by mid-year.
- We will also add a Wellhead Protection Overlay District chapter to the Zoning Resolution.
- We will revise the Flood Plain and River Protection District chapter of the Zoning Resolution.
- We will begin work to consider whether to add a Wetland Protection Overlay District.

Zoning: All three public bodies that deal with zoning matters will be busy in 2015. The economic recovery continues, slowly but surely. The permit increases seen in 2014 set the tone for a development pace that shows every sign of continuing, if not accelerating further.

Additionally, we project the following:

- a re-zoning case
- at least one Conditional Use application
- several variance requests
- at least two Zoning Resolution Text Amendments
- about 70 Zoning Permits for single-family dwellings
- about 225 total Zoning Permits

Thanks to one and all for your continued support.