



REGULAR MEETING OF THE ZONING COMMISSION
MINUTES

Tuesday, June 17, 2025 – 6:00 PM

1. Meeting Called to Order
Board Chair McMullin called the meeting to order at 6:00 with all Board members present.
2. Pledge of Allegiance
All people in attendance recited the Pledge of Allegiance.
3. Roll Call
Present and Voting: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin
Present and Not Voting: Alternate Wander
4. Approval of Minutes
 - a. May 20, 2025 Minutes
Motion: Board Member Hauser III motioned to accept the May 20, 2025, minutes.
Board Member Wilson seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)
5. Public Address
No members of the audience addressed the board.
6. Final Development Plan
No final development plans were presented at this meeting.
7. Public Hearings
 - a. **CZC-25-5:** The applicant, the Colerain Township Zoning Commission, is requesting a Zone Text Amendment to add and revise standards related to Mobile Food Services, including provisions for food trucks, trailers, and temporary food vending operations.
 - **Staff Presentation: David Peters, Senior Planner**
 - **Details of case:** Staff proposed a text amendment to update and reorganize Section 3.4.23 of the zoning resolution. The goal of this text amendment is to support small business development, improve flexibility for vendors, and enhance public safety and code enforcement. These changes align with the best practices of other townships and address growing changes. The current

standards limited food truck mobility and included unclear location rules and permitting delays. The proposed updates would make the regulations clearer and more modern to address the current needs of food truck operators. Table 3.1.4-A would be updated to show that mobile food services would be a permitted use by right in most zoning districts (this use would not be allowed in the Sanitary Landfill District). Section 3.4.23 would be replaced in full with new text. The proposed changes would require food trucks to apply annually, improve site mobility, clarify use and location rules, define event-specific standards, strengthen operational standards, streamline the application process and define enforcement tools.

- **Staff Recommendation:** Approval of the proposed amendment.

Motion: Board Member Wilson motioned to open the public hearing. Board Member Bachman seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

The board had no questions for staff.

Motion: Board Member Hauser III motioned to close the public hearing. Board Member Westfall seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

Motion: Board Chair McMullin motioned to approve case CZC-25-5 as presented by staff. Board Member Hauser III seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

- CZC-25-6:** The applicant, the Colerain Township Zoning Commission, is requesting a Zone Text Amendment to update and reorganize provisions related to
- b. Agricultural Uses, including definitions, accessory structures, and animal-keeping standards.

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** Staff recommended initiating and approving a text amendment to Section 3.4.3 - Agricultural Uses. This text amendment would introduce animal-keeping limits based on lot size and lot type, add standards for setbacks, containment, and satiation, and improve legal clarity, support responsible agricultural activity, and protect neighborhood character. The goals of this amendment were to clarify the applicability under the Ohio Revised Code, provide specific rules for chickens, livestock, and beekeeping, introduce minimum lot sizes, setbacks, and animal limits, improve enforcement, and reduce nuisance impacts in residential areas. The amended sections would include Table 3.1.4-A, Section 3.4.3 - Agricultural Uses, and Article 12 - Definitions. The proposed changes would clarify the applicability of these rules

under the Ohio Revised Code, add lot size and animal limits, introduce containment and setbacks, regulate beekeeping, establish sanitation and pest standards, exclude household pets from zoning, require zoning certificates for animal-related structures, and allow legal non-conforming uses to continue. Staff stated that the proposed amendment supports the comprehensive plan, clarifies and modernizes regulations, protects neighborhoods and public health, and improves enforcement and usability.

- **Staff Recommendation:** Approval of the proposed amendment.

Motion: Board Member Wilson motioned to Open the public hearing. Board Member Bachman seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

Questions for Staff:

Asked the staff how staff determined lot sizes for each animal type using chickens as an example. Mr. Peters explained that chickens cannot be on lots smaller than one acre and that staff did not change this as part of the text amendment. Mr. Miller stated that chickens have been known to bother neighbors, so the 100-foot setback for chicken coops was put in place to prevent nuisances. He also stated that smaller lots increase the risk of chickens becoming a problem for neighbors. Mr. Bachman asked if people less than one acre could appeal to the Board of Zoning Appeals. David Peters stated that he believes this would not be allowed. David Peters also stated that he did not feel that there was significant interest from Township residents to change the chicken regulations. The board and staff continued to discuss chickens and the Board of Zoning Appeals. Ms. McMullin stated that residents in Northbrook, Groesbeck, Bevis, Pleasant Run Farms, and most residential neighborhoods will be prevented from having chicken and bees and that she knows many people who have chicken and bee hives. She also stated that 100-foot setbacks prevent a majority of residents from having any type of agricultural or animal use. David Peters confirmed this and said that these regulations have been carried over from the last 20 years. He then said that if there is a plan to change chicken regulations that residents should be involved in the decision because people have very strong feelings on this topic. He emphasized the need for a community discussion. Ms. McMullin stated that roosters cause problems for neighbors and stated her desire to make the regulations more flexible. She then suggested a 50-foot setback. David Peters told staff that they are able to change any regulations, but warned that there could be push back. Mr. Wilson stated that he feels similar to Ms. McMullin and that there is a way to raise chickens and bees responsibly. He then read off the setback requirements from other municipalities across the state. He stated that requiring 100-foot setbacks from all property lines punishes long narrow lots. He feels that the setbacks are extremely conservative. Mr. Hauser asked David Peters about the rationale for the maximum number of bee hives being six. Mr. Peters explained that he was trying to put a limit on the number of allowed bee hives to prevent people from having an unlimited amount. He then stated that he did not think

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that many people would have more than six beehives. He also explained that many municipalities do not have any defined beekeeping rules. Mr. Hauser explained that the minimum acreage is not a problem, but he thinks that limiting people to six hives is too restrictive. Mr. Wilson asked Mr. Peters how to go about asking staff to get public opinions on this issue. Staff discussed how to go about obtaining public feedback.

Dennis Wander addressed the board. Mr. Wander explained that some people may already have chickens in some of the residential neighborhoods. Mr. Peters stated that the Township has received complaints about chickens and llamas in people's backyards.

Ms. Klein stated that the board could consider a motion to direct staff to hold a public forum to get feedback on agricultural regulations and provide the board with an updated text amendment that aligns with resident feedback. Mr. Peters stated that staff would facilitate this meeting before the next meeting.

Motion: Ms. McMullin motioned to table and keep the public hearing for this case and directed staff to hold a public forum for feedback regarding the agricultural and animal use text amendment. Mr. Bachman seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

- c. **CZC-25-7: *CANCELED*** The applicant, the Colerain Township Zoning Commission, is requesting a Zone Text Amendment titled Technical Corrections - Part 2, intended to clarify, correct, and restructure select provisions throughout the Colerain Township Zoning Resolution.

Mr. Peters explained that this amendment was planned, but there was not a significant reason to hear this case, and that it will likely be heard in six months.

- d. **CZC-25-8:** The applicant, the Colerain Township Zoning Commission, is requesting a Zone Text Amendment to establish new regulations for One-Time Special Events, including defined timelines, permit requirements, and performance standards.

- **Motion:** Board Member Hauser III motioned to approve the CZC-25-8 as read. Board Chair McMullin seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

No: None

Abstain: None

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** This text amendment related to Temporary Uses. The goal of

this amendment was to modernize and clarify rules for short-term activities. The key updates include making applicability and certificate requirements clear, standardize time limits and approval pathways, create a new "One-Time Special Event" permit process, and create enforceable safety standards and penalties for violations. Mr. Peters provided the board with a brief case history and explained that staff wanted to draft new language for this section based on permit trends, public feedback, enforcement challenges, and peer community comparisons. Section 3.3 - Temporary Buildings and Uses would be amended. The changes would include clarified applicability and certification rules, standardized time limits, defined authorization pathways, site and safety standards, creating a One-Time Special Event permit process, addition of signage rules for events, and cap the total number of event days. Mr. Peters stated that this amendment would clarify permit requirements, establish enforceable time limits, create a One-Time Special Event permit process, advance the comprehensive plan goals, improve enforcement tools, and reflect best practices.

- **Staff Recommendation:** Approval of the proposed amendment.

Motion: Board Member Bachman motioned to open the public hearing. Board Member Wilson seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

No members of the audience wished to speak. The board had no questions for staff.

Motion: Board Member Hauser III motioned to close the public hearing. Board Member Bachman seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

Motion: Board Member Hauser III motioned to approve CZC-25-8 as read. Board Chair McMullin seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

8. Informal Concept Review - None
9. Old Business - None
10. New Business - None
11. Administrative Matters - None
12. Announcements - None



13. Next Meeting: July 15, 2025

14. Adjournment

With no further business to come before the board at 6:34, the board unanimously agreed to adjourn the meeting.



Approval of Meeting Minutes

Colerain Township Zoning Commission

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Tuesday, ~~August 19, 2025~~ - 6:00 P.M.

~~July 11~~ June 17, 2025

Respectfully Submitted:

Mr. David J. Peters, Zoning Commission Administrator

19 Aug 2025

Date

Accepted By:

Ms. Lori McMullin, Chair

19 AUG 2025

Date