



REGULAR MEETING OF THE ZONING COMMISSION MINUTES

Tuesday, September 16, 2025 – 6:00 PM

1. Meeting Called to Order
Board Chair McMullin called the meeting to order at 6:00 PM.
2. Pledge of Allegiance
All 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 Board Member Wander
4. Approval of Minutes
 - a. August 19, 2025 Minutes
Board Chair McMullin asked Ms. Klein, who wrote the minutes, to make two minor corrections.

Motion: Board Member Wilson motioned to approve the August 19th meeting minutes. Board Member Bachman seconded the motion.
Vote Result: . Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin
5. Public Address
No members of the audience addressed the board.
6. Presentations
 - a. Summary of Public Engagement Meeting - Agricultural and Animal Uses (CZC-25-6). Presented by Ms. Klein.
 - **Staff Presentation:** David Peters, Senior Planner
 - **Details of case:** Mr. Peters provided the board with a summary of the case. At a previous meeting, the board requested that staff hold a public meeting to obtain resident feedback regarding Agricultural and Animal Uses in the Township. The Zoning Department put out a survey on social media and held a public meeting prior to this meeting to get feedback from residents. Mr. Peters summarized the survey results and public forum feedback to the board. The results from the survey and the public forum showed that a

majority of respondents felt that the current and proposed regulations for chickens and bees were too restrictive and supported allowing the keeping of chickens and bees on lots smaller than one acre and supported having fewer restrictions. Some respondents had concerns about the keeping of chickens and the impact it could have on neighboring properties.

7. Final Development Plan
No Final Development Plans were heard before the board.
8. Public Hearings

- CZC-25-6:** The applicant, the Colerain Township Zoning Commission, is requesting a text amendment to update and reorganize provisions related to
- a. Agricultural Uses, including definitions, accessory structures, and animal-keeping standards. *This case is continued from June 17, 2025 meeting.*

Staff Presentation: David Peters, Senior Planner

- **Details of case:** This case was discussed and tabled at a previous meeting. 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 sanitation, and improve legal clarity, support responsible agricultural activity, and protect neighborhood character. The goal of this amendment was 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 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. Mr. Peters 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 text amendment with the following changes:
 - Section 3.4.3 (C)(1) No animals for agricultural purposes shall be kept on lots smaller than one acre, except chickens, quails, and bees.
 - Section 3.4.3 (C)(2)(i) Remove / Replace with: "Chickens shall be housed in secure predator-proof structures with an enclosed coop and run."



- Section 3.4.3 (C)(2)(ii) A maximum of six chickens is allowed on properties smaller than one acre, provided all other requirements of this Resolution are met. For each additional acre, up to six additional chickens may be permitted.
- Section 3.4.3 (C)(2)(iv) Add: "...a minimum of ___ feet from all property lines." (exact distance to be determined)
- Section 3.4.3 (C)(5)(i) Remove / Replace with: "Beekeeping is permitted upon all properties, so long as it follows all local, county, state, and federal regulations."
- Section 3.4.3 (C)(5)(ii) Remove / Replace with: "Any property upon which licensed beekeeping activities are taking place shall erect signage to alert the public of potential danger."
- Section 3.4.3 (C)(5)(iii) Remove.

The board invited members of the audience to share their thoughts on this case.

Cary Zieger, 8736 Redhawk Court, addressed his thoughts with the board. He is beekeeper in Colerain Township and expressed that he is in favor of the proposed changes to the amendment. Mr. Miller, the Development Director, explained that Mr. Zieger attended the public forum on this topic and shared his expertise and passion for beekeeping with staff and other participants and expressed his gratitude to Mr. Zieger.

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

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

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

Board Member Bachman asked staff what the minimum required lot frontage is in Colerain Township. Mr. Peters explained that the minimum required lot width in SUR (Single Unit Residential) is 60 feet and the minimum in MUR (Multi-Unit Residential) is 50 feet. Board Member Bachman then asked about side yard setbacks, which are 7.5 feet from each side lot line. He then suggested that enclosures be kept 20 feet from all property lines, which aligned with feedback from the public forum. Board Member Wilson stated that some municipalities have setback requirements from neighboring principal dwellings and that this could serve as a way to eliminate minimum lot sizes. Board Member Wilson provided the board with examples from other jurisdictions. Board Member Bachman expressed that he liked the idea of requiring a coop to be setback from adjacent primary dwellings. He suggested 50 feet as the setback requirement from adjacent primary structures. Board Member Wilson suggested a change to allow up to three additional chickens per half acre as opposed to 6 additional chickens per acre.



Motion: Board Chair McMullin made a motion to approve the Text Amendment, including staff conditions, with the following changes to 3.4.3 C(2)(i), 3.4.3 C(2)(ii), 3.4.3 (C)(2): for every additional half acre up to 3 additional chickens shall be permitted except where it is otherwise permitted in this section of the resolution, chickens shall be kept a minimum of 20 feet from all property lines and 50 from all adjacent neighbors primary dwellings. Board Member Hauser III seconded the motion.

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

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

- CZC-25-9:** The applicant, the Colerain Township Zoning Commission, is
- b. requesting a Zoning Text Amendment to update Administrative Signage Compliance Regulations.

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** Mr. Peters provided the board with an overview of the amendment and the proposed changes. The proposed text amendment was written to modernize signage compliance standards and create a more structured enforcement protocol. The amendment would also improve clarity and provide staff with more tools to address nuisance signage. Staff felt that existing rules were unclear. The proposed amendment would create a comprehensive compliance framework to reduce confusion. The proposed amendment would also establish curable vs. non-curable violations, and clarify the abatement and removal process. The proposed amendment would clarify confusing language, outline staff processes, and allow the Township to better address nuisance signage.
- **Staff Recommendation:** Approval of the proposed text amendment

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

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

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

No members of the audience wished to address the board.

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

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

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

Motion: Board Member Wilson motioned to approve the requested text amendment



to the Zoning Resolution CZC-25-9 as shown in appendix B. Board Member Bachman seconded the motion.

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

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

- CZC-25-10:** The applicant, the Colerain Township Zoning Commission, is
- c. requesting a Zoning Text Amendment to update the Administrative Waiver Regulations.

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** Mr. Peters provided the board with a summary of the case and the proposed changes. The changes will add specific structured guidelines, create tailored thresholds for different dimensional and area requirements, move away from a one-size fits all approach, tighten eligibility requirements, remove vague clauses, increase staff efficiency, and provide greater flexibility for common scenarios. The goal of this amendment is to allow staff to better assist residents seeking minor relief from zoning requirements.
- **Staff Recommendation:** Approval of the proposed text amendment.

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

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

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

No members of the audience addressed the board.

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

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

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

Board Member Bachman asked how staff would manage these cases. Mr. Peters explained that the exact process has not been determined, but that these applications would be examined by staff internally using the DUNCAN factors and criteria outlined by the amendment and be presented to the Development Director for final approval. He explained that the reports would be available to the public and that the cost of these applications would be 200 dollars. Board Member Bachman then pointed out that this would save residents time and money. Mr. Wilson asked if Administrative Waivers would be limited to just residents. Mr. Peters explained that he feels Administrative Waivers will be primarily requested for residential purposes



but are not limited to only residential uses. Administrative Waivers can be applied for by both residential and commercial property owners.

Motion: Board Member Bachman motioned to approve case CZC-25-10 a text amendment to the Zoning Resolution as shown in appendix B. Board Member Wilson seconded the motion.

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

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

CZC-25-11: The applicant, the Colerain Township Zoning Commission, is
d. requesting a Zoning Text Amendment to modify the setback requirements for the Swimming Pool Regulation.

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** Mr. Peters gave the board an overview of the proposed amendment and changes. The changes would include a reduction in the required setbacks from the rear lot line. This proposed amendment would reduce the setback requirements from the rear lot line from 25 feet to 10 feet. This change would simplify and streamline the requirements by having one uniform setback requirement.
- **Staff Recommendation:** Approval of proposed text amendment.

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

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

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

No members of the audience addressed the board.

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

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

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

Motion: Board Member Wilson motioned to approve the requested text amendment to the Zoning Resolution as shown in appendix B for case CZC-25-11. Board Member Bachman seconded the motion.

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

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

e. **CZC-25-12:** The applicant, the Colerain Township Zoning Commission, is



requesting a Zoning Text Amendment to modify the Comprehensive Use Permissions Table.

- **Staff Presentation:** David Peters, Senior Planner
 - **Details of case:** Mr. Peters provided the board with a summary of the case. The proposed amendment would improve clarity with simplified names and categories, advance the Comprehensive Plan, introduce modern categories, and reduce overlapping definitions. Staff felt that these changes would increase economic development in the Township, allow for more coordinated land-use, make the use table more predictable and clearer, improve administrative efficiency, and legal defensibility.
 - **Staff Recommendation:** Approval of the proposed amendment.
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- **Motion:** Board Member Wilson motioned to open the public hearing. Board Member Bachman seconded the motion.
Vote Result: . Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

No members of the public addressed the board.

Motion: Board Member Hauser III motioned to close the public hearing. Board Member Westfall seconded the motion.
Vote Result: . Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

Motion: Board Chair McMullin motioned to approve zoning case CZC-25-12 as shown in appendix B. Board Member Westfall seconded the motion.
Vote Result: . Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

CZC-25-13: The applicant, the Colerain Township Zoning Commission, is
f. requesting a Zoning Text Amendment to modify the Short Term Rental Regulations.

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** Mr. Peters provided the board with a summary of the case. Mr. Peters explained that the Colerain Township Police Department monitors long-term rentals. This proposed amendment will give them oversight of short-term rentals as well, which will streamline oversight and

consolidate authority. The proposed amendment will remove short-term rentals and bed and breakfast regulations from the zoning resolution, shift oversight to the Police Department, clarify registration requirements, remove overlap and confusion, and provide clearer expectations.

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

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

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

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

No members of the public addressed the board.

Board Member Bachman asked staff about AirBnBs and VRBOs. Mr. Peters explained that AirBnBs and VRBOs would be considered short-term rentals. Board Member Bachman clarified his question and asked Mr. Peters if people wanting to have an AirBnB or similar uses would need to go through the Police Department for approval. Mr. Peters confirmed that this is the case. Board Member Bachman then asked about inspections, and staff confirmed that short-term rentals would go through an inspection process similar to long-term rentals.

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

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

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

Motion: Board Chair McMullin motioned to approve zoning case CZC-25-13 as proposed in appendix B. Board Member Wilson seconded the motion.

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

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

9. Informal Concept Review

No informal reviews were presented at this meeting.

10. Old Business

Mr. Miller, the Development Director, gave the board an update regarding the Wawa development that was discussed at the previous meeting. Mr. Miller regretfully informed the board that the legal opinion from the Township's legal team was not ready to be presented at this meeting. Mr. Miller explained to the board that the Township was able to meet with some residents impacted by the development. At this meeting, the residents were able to share their concerns and make recommendations to the representatives of Wawa. As a result of this meeting, the civil engineers at Wawa have



revised their plans and provided a summary of the changes to distribute to the impacted residents. Mr. Miller explained that there would be a public hearing on October 14th at the Board of Trustees meeting regarding changes to Wawa's Final Development Plan.

11. New Business

No new business was discussed at this meeting.

12. Administration

a. Proposed Initiation of Text Amendment - Population Cap for Alternative Financial Services

- **Staff Presentation:** David Peters, Senior Planner
- **Details of case:** On August 26, 2025 the Colerain Township Board of Trustees passed a motion to initiate a text amendment to lower the population threshold from one per 10,000 residents to one per 9,000 residents. The purpose of this amendment is to lower the population threshold to allow for a balanced commercial environment and slightly increased flexibility.
- **Staff Recommendation:** To initiate the text amendment

Motion: Board Chair McMullin motioned to initiate a text amendment to section 3.4.4 Alternative Financial Services to revise the Township wide cap from one use per 10000 inhabitants to one use per 9000 inhabitants. Board Member Hauser III seconded the motion.

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

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

13. Announcements

No announcements were presented at this meeting.

14. Next Meeting: October 21, 2025

15. Adjournment

With no further business to come before the Board, at 7:13 PM, 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, September 16, 2025 - 6:00 P.M.

Respectfully Submitted:

Mr. David J. Peters, Zoning Commission Administrator

11/18/2025

Date

Accepted By:

Ms. Lori McMullin, Chair

18 NOV 2025

Date