

Brown Township Zoning Commission

Brown Township Hall

5555 State Route 521

Delaware, Ohio 43015

Meeting Minutes April 2, 2026

more extensive around the property, a fence fee might be required. The Zoning Inspector would assess and determine what was needed. Another question regarded the number of driveway access per property. The Resolution does not specifically address; it has been assumed to be one. The question came up with a property owner's interest in creating a U-shaped driveway.

New Business

Ms. Sheets informed the members she would be resigning as Zoning Secretary for health reasons. She stated that the timing is unfortunate, with a new Zoning Inspector just starting but she has come to think of it as an opportunity for the positions be oriented together and coordinate the roles. Ms. Skinner asked the members to consider any candidates for the position.

Old Business

Mr. Vanderhoff informed the members that he had submitted the work to date on Borrow Pits for early feedback from the Trustees. He made clear this was not the formal recommendation that would initiate the Resolution revision process, but as a follow-up to the discussion at the January joint meeting between the Trustees and the BTZC. He also intends to submit the work on the mixed-use overlay, again for early feedback. The mixed use is intended for the area south of Bowtown Road. A separate residential overlay would be accessible north of Bowtown Road. He suggested a reasonable goal completion of the overlay work would be the end of this year. The members again discussed the educational aspects of this work and the possibility of holding an informal informational meeting for the public regarding the topic, before any formal recommendation to the Trustees.

Overlays

The members reviewed work developed by Mr. Creedon, largely based on language used by Harlem, Liberty and Brown townships, that was placed on the Google Drive link for review by the members. There was brief discussion of other tools available to facilitate online work.

Mr. Vanderhoff used the screen in the conference room to display the language. The reworking of the current Article 7A in the Brown Resolution was discussed. Mr. Creedon said he would take the comments made and develop a redlined version for further review at the next meeting.

The topic of flag lots was reviewed, considering both what standards to require and safety issues for fire department and ambulance service. Mr. Heydinger stated that a 60 ft width was typical. The length of the "pole" or distance to the larger portion of the property would have implications for the property owner's expense for utilities and would require periodic pull offs

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(every 350 feet was mentioned). It was suggested that requiring underground electric and cable lines would be desirable. Another question would be how to limit flag lots, so they are not adjoining properties. The residential overlay discussion will also consider the strategy of allowing flag lots to increase density.

The members remained focused on the goals of making attractive options to potential developers and retaining rural feel while circumventing annexation. Mr. Creedon asked about regionalization, which could provide the opportunity for a township property owner to access and pay for city services. There would have to be a contractual agreement between the township and city regarding the management of sewage and water. Not much was known about such a process and there was doubt expressed as the likelihood of it happening.

Next Meeting

Ms. Sheets distributed copies of the Cybersecurity material that Mr. Vanderhoff plans to address at the May BTZC meeting. He hopes to have feedback from the Trustees and plans continued work on Overlays.

Adjournment

Mr. Williams moved to adjourn the meeting and Mr. Gaskell seconded. Motion passed and the Chair adjourned the meeting at 8:10 pm.



Vickie Sheets
Brown Township Zoning Secretary



Kyle Vanderhoff
BTZC Chair