

Brown Township Zoning Commission

Brown Township Hall

5555 State Route 521

Delaware, Ohio 43015

Meeting Minutes February 5, 2026

Old Business

Borrow Pits – The BTZC members reviewed draft language prepared by Mr. Gaskell regarding Borrow Pits. A Borrow Pit is a temporary excavation of soil, sand, gravel clay or similar material for a specific construction or public improvement project. This topic had been considered at the recent Joint Meeting. The members discussed both on-site borrow pits, where the material is used in construction on the property and off-site borrow pit, where material is removed for use at a different location. Although the current zoning fees include a fee for a borrow pit and there is a definition, there are no other guidelines in the current Zoning Resolution. The members determined that a fee is desirable for an off-site borrow pit and not needed for one on-site and that the fee schedule should specify Off Site Borrow Pits. Ms. Sheets was directed to incorporate the members' discussion into the draft language for review at the next meeting.

Overlays

Mr. Vanderhoff distributed draft overlay language, largely adapted from Harlem Township. He clarified that the BTZC vision is for two types of overlays, 1) mixed-use and 2) residential, and that both types would be available in the designated areas. The discussion focused on some of the parameters set forth for a mixed-use overlay, such as 1.25 dwellings per acre and a minimum tract size of 25 acres required for a development. They also considered prohibited uses. Work on this draft will proceed at the next meeting. The residential overlay discussion will consider the strategy of allowing flag lots as a way to increase density.

The members also discussed the educational aspects of this work, including working with the staff of Regional Planning and the possibility of holding an informal informational meeting for the public regarding the topic, before any formal recommendation to the Trustees.


The members remained focused on the goals of making attractive options to potential developers and retaining rural feel while circumventing annexation and raised the possibility of the Trustees developing a formal agreement with Delaware City regarding the management of sewage and water.

Adjournment

Mr. Capwell moved to adjourn the meeting and Mr. Gaskell seconded. Motion passed and the Chair adjourned the meeting at 8:15 pm.



Vickie Sheets
Brown Township Zoning Secretary



Kyle Vanderhoff
BTZC Cha