

Date of Request.

JUNE 24, 2024

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Urbana Township, Champaign County
Amendment topic: Nursing Homes

Dear LUC Regional Planning Commission Committee Members:

The Urbana Township Board of Trustees met at 5:00 PM on June 17, 2024. During the meeting, amendments to the Zoning Resolution were initiated by resolution of the Trustees. It was certified to the Zoning Commission on June 24, 2024. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends Article II Definitions by amending the definition of "Nursery, Nursing Home" and adds "Nursing Home" as a conditional use in the U-1 District.

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and ~~struck~~. Please refer to these attachments for further information.

Public Hearing.

The Urbana Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at _____:_____ M on _____, 2024, in the Urbana Township Hall.

*↑ between July 15 + July 26
at 7:00am ↓*

Point of Contact.

Please consider me Urbana Township's point of contact for this matter. My contact information is below:

Name:

Daniel Rooney

Phone:

937-484-3051

Address:

*1074 W. Hickory St Rd
Urbana Ohio 43078*

Email:

Sincerely,

Daniel Rooney

Attachments.

- 1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: June 24, 2024 Township: Urbana Twp

Amendment Title: Nursing Homes

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/> n/a	<input checked="" type="checkbox"/> n/a

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St Rt 347, PO Box 219
 East Liberty, Ohio 43319
 • Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

CERTIFICATION OF A RESOLUTION TO INITIATE A PROPOSED AMENDMENT
TO THE MCARTHUR TOWNSHIP ZONING RESOLUTION
TO ~~MCARTHUR~~ TOWNSHIP ZONING COMMISSION

URBANA

I, Gandra B. Perry, Fiscal Officer of Urbana Township, Champaign County, Ohio, do hereby certify that the resolution attached hereto, made June 17th, 2024, is taken and copied from the record of proceedings of the Board of Township Trustees of Urbana Township, Champaign County, Ohio; that the same has been compared by me with the resolution contained in said record and that it is a true and accurate copy thereof.

Witness my signature, this 17th day of June, 2024.

Sign: Gandra B. Perry
Print: Gandra B. Perry

Township Fiscal Officer

Received by Urbana Township Zoning Commission, 24th day of June, 2024.

Sign: Daniel Rooney
Print: Daniel Rooney

Township Zoning Commission

Urbana Township, Champaign County

Zoning Text Amendment

Amend Article II Definitions by amending the definition of “Nursery, Nursing Home” as follows:

~~Nursery, Nursing Home. A home or facility for the care and treatment of babies, children, pensioners or elderly people used for the reception and care of individuals who by reason of illness or physical or mental impairment require skilled nursing care and of individuals who require personal care services but not skilled nursing care. A nursing home is licensed to provide personal care services and skilled nursing care.~~

Amend the Official Schedule of District Regulations as follows:

In the conditional uses list in Column 3 of the U-1 Rural District, add “Nursing Home” to the list of conditional uses.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS Urbana Township, Champaign County

<u>ZONING DISTRICTS</u>	<u>PERMITTED USES</u>	<u>CONDITIONAL USES</u>
(Symbols as used on the Official Zoning Map)	(Accessory uses and essential services are included)	(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
1	2	3
U-1 RURAL DISTRICT	Agriculture; Very low density residential; animal hospital; clinic; agricultural products processing & sales; public use; quasipublic use; Home Occupation;	Kennel; Public service facility; Low & medium density residential*; Commercial & Non-commercial recreation; Service business; Light & heavy manufacturing; Signs; Mobile homes, Mobile Home Park; Nursing Home;