

# ZONING COMMISSION APPLICATION

SOUTH BLOOMFIELD TOWNSHIP, MORROW COUNTY, OHIO

FORM & FEE SCHEDULE APPROVED BY TRUSTEES: MARCH 14, 2018

APPLICATION NUMBER

## TYPE & DESCRIPTION OF PROPOSAL

DEVELOPMENT PLAN ..... \$750       REZONING.....\$1,000 + \$15 / ACRE       TEXT AMENDMENT ..... \$2,000

CONTINUATION OF ANY CASE AT THE APPLICANT'S REQUEST WILL REQUIRE SUBMISSION OF A \$400 FEE PAYABLE BY THE APPLICANT PRIOR TO THE NEXT HEARING.

TOTAL FEES TO BE INCLUDED WITH APPLICATION (LARGEST FEE INDICATED ABOVE FOR SELECTED ITEMS): \$2,000

SUMMARY OF PROPOSAL: Applicant is submitting a proposed Text Amendment to to Article 3 - AR-1 Agricultural/Residential District  
Section 302 - Conditional Uses specifically to Add a New Subsection (N) Event Venues/Wedding Barns

## PROPERTY INFORMATION (MAY NOT BE APPLICABLE TO TEXT AMENDMENTS)

OWNER(S): JR Roofing LLC      TOTAL ACREAGE: \_\_\_\_\_  
PROPERTY ADDRESS: 6605 Township Road 13 (Ball Road)      NEAREST INTERSECTION: \_\_\_\_\_  
PARCEL NUMBER(S): \_\_\_\_\_      PRESENT USE(S): \_\_\_\_\_  
PROPOSED USES(S): \_\_\_\_\_

## CONTACT INFORMATION

NAME: Gary Dunn      COMPANY (IF APPLICABLE): CHBC LLC  
MAILING ADDRESS: 3060 Abbey Knoll Drive      PHONE: 624 496-0589  
Lewis Center, OH 43035      EMAIL: GDUNNCHBC@GMAIL.COM

## QUESTIONS TO ASSIST WITH REVIEW (COMPLETE SEPERATELY FOR EACH REQUEST)

- (1) DESCRIBE ANY FEEDBACK RECEIVED ON THIS PROPOSAL AND MODIFICATIONS PRIOR TO THIS APPLICATION BEING MADE.  
Several neighbors expressed concern regarding noise and rtraffic issues relating to potential events. The applicant invited neighbors  
to an event in Mid March to discuss a venue and the concerns they had regarding such. Specifcally the primary concern was controlling  
noise and traffice prior to, during and after events.
- (2) DESCRIBE HOW THIS APPLICATION ADVANCES THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE TOWNSHIP.  
Venues for medium to laerge gatherings are enecesary for many social event including weddings, reunions, graduations, anniverary and  
numerous other events. In addition the venue wpoudl provide for farm fairs, holiday celebrations and other local events.

## ACKNOWLEDGEMENTS

INCLUDED A THOROUGH NARRATIVE STATEMENT AND/OR SURVEY, LEGAL DESCRIPTION OF THE PROPERTY WITH SITE PLAN, INCLUDING ALL INFORMATION TO BE PRESENTED TO THE REGIONAL PLANNING COMMISSION, ZONING COMMISSION AND/OR BOARD OF TRUSTEES. ANY ADDITIONAL INFORMATION SUBMITTED AT THE PUBLIC HEARING(S) MAY RESULT IN A CONTINUATION OR TABLING OF THIS APPLICATION AT THE APPLICANT'S EXPENSE TO ENSURE A THOROUGH REVIEW.

INCLUDED REQUIRED APPLICATION FEE, CASH OR CHECK PAYABLE TO "SOUTH BLOOMFIELD TOWNSHIP".

**NOTE: COMMERCIAL BUILDINGS ALSO REQUIRE ISSUANCE OF A STATE BUILDING PERMIT (800-523-3581).**

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED. THE BELOW SIGNED APPLICANT HEREBY CERTIFIES THAT THEY ARE THE CURRENT PROPERTY OWNER OR ARE PERMITTED TO REPRESENT THE PROPERTY OWNER IN PROCESSING THIS APPLICATION. ALL INFORMATION CONTAINED HEREIN IS TRUE. IT IS AGREED THAT THE IMPROVEMENT WILL OTHERWISE COMPLY WITH THE SOUTH BLOOMFIELD ZONING RESOLUTION.

X \_\_\_\_\_ DATE: 4/13/2026  Know what's below. Call before you dig.

## OFFICE NOTES

DATE RECEIVED: 4/15/26 BY: [Signature]      DATE NOTICES MAILED TO NEIGHBORS: \_\_\_\_\_ BY: \_\_\_\_\_

DATE LEGAL NOTICE PUBLISHED: \_\_\_\_\_ BY: \_\_\_\_\_

DATE OF PUBLIC HEARING(S): \_\_\_\_\_

APPROVED      CONDITIONS: \_\_\_\_\_

DENIED      DATE DECISION WAS DELIVERED TO APPLICANT: \_\_\_\_\_ BY: \_\_\_\_\_

THIS FORM WAS PROVIDED BY:

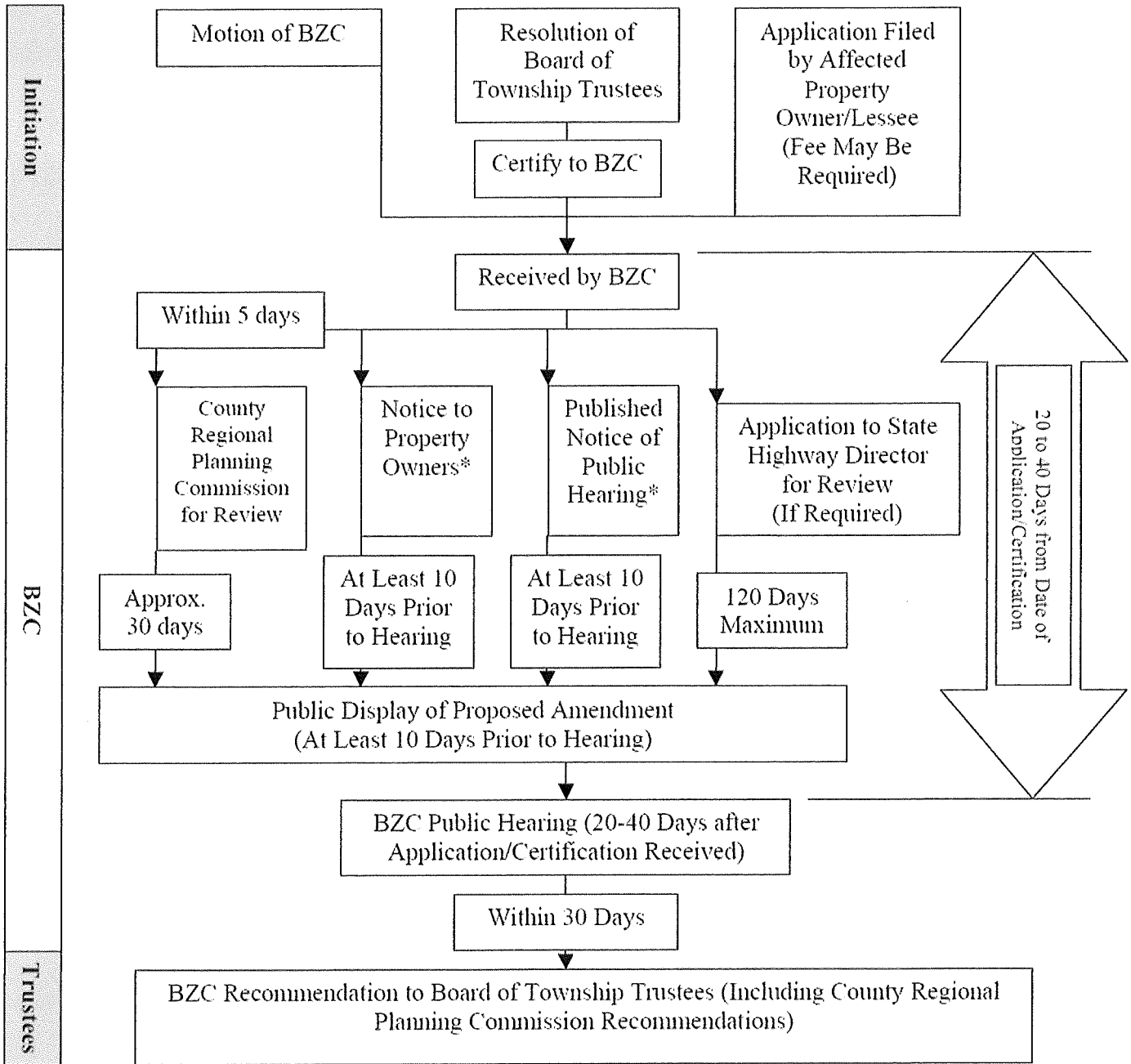


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MAP OR TEXT AMENDMENTS ARE SUBJECT TO REFERENDUM. SUCH ACTIONS WILL TAKE EFFECT NO SOONER THAN 30 DAYS AFTER TRUSTEE APPROVAL.

## ZONING CHANGE/AMENDMENT FLOWCHART – R.C. § 519.12



- Notice must be published at least once in one (1) or more newspapers of general circulation in the township at least ten (10) days prior to the public hearing and include the time, date and place for the public hearing and all information required by R.C. § 519.12(C). If ten (10) or fewer parcels are included within a rezone or redistrict, notice, including the time date and place of the public hearing and all information in R.C. § 519.12(C), must also be mailed via first class mail at least ten (10) days prior to the public hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned or redistricted to the addresses of those owners appearing on the county auditor's current tax list. If ten (10) or more parcels are included within the rezone or redistrict, or if the amendment alters the text of the zoning resolution, the published notice must include the time date, and place of the public hearing and all of the information in R.C. § 519.12(D).

**DEVELOPMENT PLANS CAN BE REVIEWED AND APPROVED THROUGH AN ABRIVIATED PROCESS, AS SPECIFIED IN THE ZONING RESOLUTION**

# **SOUTH BLOOMFIELD TOWNSHIP**

## **ZONING TEXT AMENDMENT APPLICATION PACKET**

### **Amendment to Allow Event Venues in AR-1 District**

Submitted pursuant to **Ohio Revised Code §519.12**

Applicant:    JR Roofing LLC   

Address:    6605 Township Road 13 (Ball Road)   

Parcel Number(s):    N36-001-00-009-17   

Date Submitted:    3/18/2026   

### **1. PURPOSE OF AMENDMENT**

The purpose of this amendment is to permit event venues, wedding barns, and similar rural gathering facilities within the Agricultural/Residential (AR-1) District as a Conditional Use.

This amendment:

- supports rural economic development
- allows adaptive reuse of agricultural buildings
- protects surrounding residential properties through operational standards

The AR-1 District currently allows residential, agricultural, institutional, and recreational uses but does not specifically address event venues.

This amendment establishes standards to ensure that such uses remain compatible with rural residential and agricultural areas.

### **2. PROPOSED TEXT AMENDMENT**

#### **Amendment to Article 3 – AR-1 Agricultural/Residential District**

##### **Section 302 – Conditional Uses**

Add a new subsection:

##### **(N) EVENT VENUES / WEDDING BARNES**

Event venues including wedding barns, event barns, banquet facilities, reception venues, and similar rural assembly uses may be permitted as a Conditional Use in the AR-1 District subject to approval by the Board of Zoning Appeals and the following standards.

## **1. Minimum Lot Size**

The minimum parcel size for an event venue shall be five (5) acres.

## **2. Maximum Building Area**

The maximum enclosed event facility shall not exceed 15,500 square feet, unless otherwise approved by the Board of Zoning Appeals.

## **3. Setbacks**

Event buildings shall meet the following minimum setbacks:

<b>Feature</b>	<b>Minimum Distance</b>
Principal Event Structure	100 feet from center line of public road
Principal Event Structure	20 feet from any property line
Outdoor Ceremony Area	150 feet from any off-site dwelling
Parking Areas	10 feet from property lines

The Board of Zoning Appeals may require additional buffering where necessary.

## **4. Parking**

Off-street parking shall be provided at the following minimum ratio:

**1 space per 3 guests**

Parking areas shall:

- be screened from adjacent residential uses
- utilize gravel, asphalt, or other approved surfaces

Overflow parking areas may be grass if approved.

## **5. Maximum Occupancy**

Maximum occupancy shall be determined by the Board of Zoning Appeals based upon:

- parking capacity
- fire safety limits
- septic capacity
- roadway access

## **6. Hours of Operation**

Events shall be limited to the following hours:

Sunday – Thursday  
**9:00 AM – 10:00 PM**

Friday – Saturday  
**9:00 AM – 1:00 AM**

Outdoor music or amplified sound shall cease by 9:00 PM unless otherwise approved.

## **7. Access and Traffic**

The facility shall have access to a public road capable of safely accommodating event traffic.

## **8. Lighting**

All exterior lighting shall be:

- downward directed
- shielded
- designed to prevent glare onto adjacent properties.

Lighting poles shall not exceed 20 feet in height.

## **9. Noise**

Amplified music shall comply with township nuisance standards. The production of any fireworks displays as part of any event must be reported to the township and by signage at the event site no less than 14 days prior to the event. Fireworks displays must end no later than 11:00 PM, with the exception of any display occurring at 12:00 AM on January 1<sup>st</sup> as part of a New Years Celebration. New Years Celebration Fireworks displays must end by 12:30 AM.

The Board of Zoning Appeals may impose additional restrictions on outdoor sound systems.

## **10. Landscaping and Screening**

Where parking or activity areas abut residential uses, the Board of Zoning Appeals may require:

- landscape buffers
- fencing
- berms or vegetative screening.

## **11. Sanitary Facilities**

All water supply and wastewater disposal systems shall comply with:

- **Morrow County Board of Health regulations**
- **Ohio EPA standards where applicable**

## **12. Fire Safety**

Event venues shall comply with all applicable:

- fire codes
- building codes
- occupancy requirements.

## **13. Accessory Uses**

Accessory uses permitted with an event venue include:

- catering kitchens
- bridal preparation rooms
- outdoor ceremony spaces
- small retail related to events
- food service for event guests.

## **14. Frequency of Events**

The Board of Zoning Appeals may establish limits on:

- number of events per year
- number of events per week
- maximum attendance.

## **15. Existing Agricultural Buildings**

Existing barns may be converted to event venues provided they meet all applicable building and safety codes.

### **3. ADDITIONAL DEFINITION**

#### **Amendment to Article 20 – Definitions**

Add the following definition:

#### **EVENT VENUE / WEDDING BARN**

A building, structure, or property used for weddings, receptions, banquets, celebrations, meetings, or similar events where people assemble for social or business purposes, including barns or agricultural structures adapted for such use.

Such facilities may include indoor and outdoor gathering areas, catering kitchens, and accessory event services.

### **4. CONSISTENCY WITH ZONING RESOLUTION PURPOSE**

This amendment supports the purposes of the zoning resolution including:

- promoting economic opportunity
- preserving agricultural uses
- protecting rural character
- ensuring compatibility between land uses

as described in Article 1 of the Zoning Resolution.

### **5. REVIEW PROCEDURE**

This amendment shall follow the procedure established in Article 12 – Amendments, including:

1. Zoning Commission public hearing
2. Review by Morrow County Regional Planning Commission
3. Township Trustee public hearing
4. Adoption or denial by Board of Trustees

as required by the zoning resolution.

## **6. JUSTIFICATION FOR AMENDMENT**

Event venues and wedding barns have become common rural land uses throughout Ohio.

Benefits include:

- additional income for agricultural landowners
- preservation of farmland
- rural tourism opportunities
- reuse of existing farm buildings.

Conditional use review ensures that these venues operate in a manner compatible with surrounding rural residential uses.

## **7. EFFECTIVE DATE**

This amendment shall take effect upon adoption by the South Bloomfield Township Board of Trustees in accordance with Ohio Revised Code §519.12.