

SOUTH BLOOMFIELD TOWNSHIP
Morrow County, Ohio

RESOLUTION NO. 2026-05-14 B

**A RESOLUTION OF THE BOARD OF TOWNSHIP TRUSTEES OF SOUTH BLOOMFIELD TOWNSHIP,
MORROW COUNTY, OHIO, INITIATING AMENDMENTS TO THE SOUTH BLOOMFIELD TOWNSHIP
ZONING RESOLUTION PURSUANT TO OHIO REVISED CODE §519.12, AND DIRECTING THE
SOUTH BLOOMFIELD TOWNSHIP ZONING COMMISSION TO CONDUCT A PUBLIC HEARING
THEREON ON JUNE 9, 2026**

WHEREAS, the voters of South Bloomfield Township, Morrow County, Ohio approved the Township Zoning Resolution on November 7, 1972, in the General Election, in accordance with Ohio Revised Code §519, and said Resolution has been periodically amended, most recently with an effective date of August 11, 2023; and

WHEREAS, the Board of Trustees of South Bloomfield Township has the authority, pursuant to Ohio Revised Code §519.12, to initiate amendments or supplements to the Township Zoning Resolution by directing the Township Zoning Commission to hold a public hearing on proposed amendments; and

WHEREAS, the Board of Trustees has adopted a vision statement for South Bloomfield Township affirming that the Township desires to retain its rural character through conservation of agricultural land and natural resources, lower-density residential development, protection of wetlands, ravines, and prime farmland, expanded and coordinated roadway infrastructure, cooperative planning with the Village of Sparta for traditional neighborhood design and economic development, and the preservation of green space with well-planned greenway connections – all consistent with the Township's comprehensive planning goals; and

WHEREAS, the Board of Trustees has determined that amendments to the South Bloomfield Township Zoning Resolution are necessary and appropriate to advance public health, safety, comfort, and general welfare, to conserve and protect property values, to secure the most appropriate use of land, and to align the Zoning Resolution with the Township's adopted vision and comprehensive plan; and

WHEREAS, the proposed amendments, as set forth in the draft Zoning Resolution prepared by Plan 4 Land, LLC on behalf of the Township, include substantive revisions in the following areas, each of which is consistent with the spirit and intent of the Township's vision statement:

- (1) Administrative updates, including updated Board of Trustees and Board of Zoning Appeals membership and a new proposed effective date for the 2026 revision cycle;
- (2) A new Township Vision Statement incorporated into the Resolution preamble, codifying the Board's rural conservation and development philosophy;

- (3) New and revised General Provisions, including standards for agri-tourism uses, essential public services, driveway access and safe stopping distance, special structure height exemptions, and permitted architectural projection encroachments;
- (4) Revised Agricultural/Residential (AR-1) District standards, including a uniform minimum lot area of three (3) acres per dwelling (replacing the previous tiered standard), a uniform 200-foot minimum lot width, updated temporary housing standards, addition of wind turbines as a permitted use, and new provisions for accessory dwelling units, short-term rentals, indoor recreational facilities, and agri-tourism activities;
- (5) Revised Overlay Conservation Development (OCD) standards, including a reduced density of 0.33 dwelling units per net developable acre (replacing the previous 0.75 du/acre standard), increased minimum lot sizes to 1.5 acres, updated setback standards with enhanced road corridor protections, and increased minimum dwelling unit floor area to 1,250 square feet;
- (6) Revised Local Business (C-1) District standards, including a new minimum lot size of 1.5 acres, increased rear yard setback to 200 feet adjacent to residential areas (from 50 feet), reduced maximum building height to 35 feet (from 50 feet), and removal of liquor stores from permitted uses;
- (7) Updated sign standards, including base material requirements for monument-style signs, a new maximum height standard for wall identification signs, and prohibition of electronic changeable-copy signs;
- (8) Revised Supplemental Regulations, including updated swimming pool barrier height and latching requirements with a new safety cover exemption, consolidation of driveway standards, and reorganization of height exemption provisions;
- (9) An increased voter referendum petition threshold from eight percent (8%) to thirty-five percent (35%) of total votes cast for governor in the preceding general election, consistent with Ohio law; and
- (10) A revised dictionary reference for defined terms to the Merriam-Webster Online Dictionary; and

WHEREAS, the Board of Trustees finds that the foregoing proposed amendments are in keeping with the spirit and intent of the Township's recently adopted vision statement and comprehensive planning goals, and are necessary and advisable to promote the orderly growth, conservation, and development of South Bloomfield Township; and

WHEREAS, Ohio Revised Code §519.12 requires that the Township Zoning Commission hold a public hearing on proposed amendments before submitting a recommendation to the Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of South Bloomfield Township, Morrow County, Ohio, that:

1. **Initiation of Amendment Process.** The Board of Trustees hereby initiates the process to amend the South Bloomfield Township Zoning Resolution pursuant to Ohio Revised Code §519.12, based upon the proposed draft amendments described herein and as set forth in the draft Zoning Resolution prepared by Plan 4 Land, LLC.

2. **Direction to Zoning Commission.** The South Bloomfield Township Zoning Commission is hereby directed to hold a public hearing on the proposed amendments to the Zoning Resolution on:

Monday, June 9, 2026, at 7:00 P.M.
 South Bloomfield Township, Morrow County, Ohio

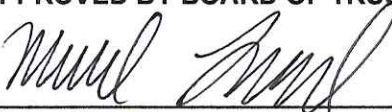
3. **Notice Requirements.** The Zoning Commission is directed to cause notice of said public hearing to be published in a newspaper of general circulation in the Township at least ten (10) days before the date of the hearing, as required by Ohio Revised Code §519.12, and to otherwise comply with all applicable statutory notice requirements.
4. **Recommendation.** Following the public hearing, the Zoning Commission shall submit its written recommendation regarding the proposed amendments to the Board of Trustees in accordance with Ohio Revised Code §519.12.
5. **Availability of Draft.** The draft Zoning Resolution reflecting the proposed amendments shall be made available for public inspection at the office of the Township Fiscal Officer during normal business hours prior to the public hearing.
6. **Authorization.** The Township Fiscal Officer and Township legal counsel are hereby authorized to take such actions as may be necessary or appropriate to carry out the purposes of this Resolution.

This Resolution was duly passed and adopted by the Board of Township Trustees of South Bloomfield Township, Morrow County, Ohio, at a regular/special meeting duly held on the 14 day of May, 2026.

Vote on adoption:

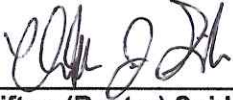
Michael Lloyd, Trustee	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>
Robby P. Lloyd, Trustee <i>not present</i>	Aye <input type="checkbox"/>	Nay <input type="checkbox"/>
Clifton (Buster) Snider, Trustee	Aye <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>

APPROVED BY BOARD OF TRUSTEES:



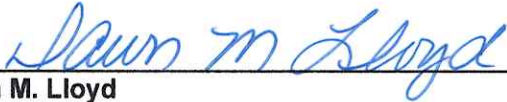
Michael Lloyd
 Trustee

Robby P. Lloyd
Trustee



Clifton (Buster) Snider
Trustee

ATTESTED BY FISCAL OFFICER:



Dawn M. Lloyd
Fiscal Officer

Date of Approval: May 14, 2026

Prepared by: Joe Clase, AICP | Plan 4 Land, LLC | P.O. Box 306, Ashley, Ohio 43003 | www.plan4land.net

Additional amendments to be added:

- 1.) Spring Board of Appeals
- New member - Bill Sunder*
- 2.) Section 305 - Overlay Conservation Development
- (2) minimum tract size - 100 acres*

*Attested by Fiscal Officer
Dawn M. Lloyd
May 14, 2026*