



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Franklin Rural Zoning Commission

**Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215**

September 18, 2025

- 1. Call to Order (Chair)**
- 2. Call roll for Board Members (Clerk)**
 - a. Acknowledgement of Quorum**
- 3. Introduction of Staff (Planning Administrator)**
- 4. Approval of minutes from the June 20, 2025, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Clerk)**
- 5. Approval of By-Laws**
 - a. Motion to Approve By-Laws (Chair)**
 - b. Discussion of By-Laws**
 - c. Roll Call on Vote to Approve By-Laws (Clerk)**
- 6. Election of Chair and Vice-Chair**
 - a. Motion to Elect Chair (RZC Members)**
 - b. Roll Call on Vote to Elect Chair (Clerk)**
 - c. Motion to Elect Vice-Chair (RZC Members)**
 - d. Roll Call on Vote to Elect Vice-Chair (Clerk)**
- 7. New Business**
 - i.**

Request:	Requesting motion to initiate a zoning text amendment to Section 110.041 of the Zoning Resolution related to the determination of non-conforming lot status.
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- a. **Staff Presentation (Staff)**
- b. **Call for Motion to Initiate Text Amendments (Chair)**
- c. **Roll Call on Motion/Vote (Clerk)**

ii.

Request:	Requesting motion to initiate a zoning text amendment to Section 501 of the Franklin County Zoning Resolution (FCZR) related to fence height, barbed wire, and battery charged fencing.
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- a. **Staff Presentation (Staff)**
- b. **Call for Motion to Initiate Text Amendments (Chair)**
- c. **Roll Call on Motion/Vote (Clerk)**

iii.

Request:	Requesting motion to initiate a zoning text amendment to the Franklin County Zoning Resolution (FCZR) related to outdated and/or incorrect FCZR and Ohio Revised Code references.
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- a. **Staff Presentation (Staff)**
- b. **Call for Motion to Initiate Text Amendments (Chair)**
- c. **Roll Call on Motion/Vote (Clerk)**

9. Motion to Adjourn Meeting to October 16, 2025, (Chair)

- a. **Roll Call (Clerk)**

MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION

Friday, June 20, 2025

The Franklin County Rural Zoning Commission convened at the Franklin County Judicial Services, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Friday, June 20, 2025.

Present were:

Glenn Taylor, Chairman
Nancy Hunter
James Leezer

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator
Austin Workman, Planner
Sean Karns, Planning Administrative Assistant.

Franklin County Prosecutor's Office members:

Jesse Armstrong, Assistant Prosecuting Attorney
Adria Fields, Assistant Prosecuting Attorney.

Other attendees:

Harnik Chaudhary, applicant
Adamou Magagi-Ali, applicant.

Chairman Taylor opened the hearing. The first order of business was the roll call of the members and the introduction of staff. It was noted for the record by Mr. Armstrong that Ms. Hunter and Mr. Leezer were present as alternates for two members who were absent. The next order of business was approval of the April 17, 2025, minutes. A motion was made by Mr. Leezer, seconded by Ms. Hunter, to approve the minutes of the November 21, 2024, meeting. The vote was passed by a vote of three yeases, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Case No. ZON-25-06. The owner/applicant was Ridhaan Realty LLC. The site is located in Madison Township at 3471 Rohr Road. It is 0.76 acres in size and served by private water and wastewater. The applicant was requesting to rezone 0.76 acres from the Rural to the Neighborhood Commercial district to allow for commercial use. Staff recommended denial. Mr. Chaudhary briefly spoke with the Board members and answered their questions. A motion was made by Chairman Taylor, seconded by Mr. Leezer, to approve Case No. ZON-25-06. The motion failed by a vote of one yes, two nos, and zero

abstentions.

The next order of business was to hear Case No. ZON-25-07. The owner was Dashnor Kodhelaj. The applicant was Adamou Magagi-Ali. The site is located in Madison Township at 3312 South Hamilton Road. It is 2.366 acres in size and served by private water and sewer. The applicant was requesting to rezone from the Rural zoning district to the Community Commercial zoning district to allow a food truck service business with on-site storage. Staff recommended conditional approval.

The conditions of approval were as follows: No. 1: An access permit must be obtained from the road authority. No. 2: The applicant must provide an approved on-site grease trap for waste disposal or provide confirmation that an alternate solution is available. No. 3: The applicant must submit a zoning compliance application for review and approval of the site layout. The site layout will need to identify customer parking areas. No. 4: And prior to any future development involving construction or earth-moving activities, the owner must confirm that the underground gas tanks have been properly abandoned. Mr. Magagi-Ali briefly spoke before the Board members and answered their questions.

A motion was made by Mr. Leezer, seconded by Ms. Hunter, to approve the request in Case No. ZON-25-07 to rezone from the Rural zoning district to the Community Commercial zoning district with staff's conditions. The motion passed by a vote of three yeses, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Rural Zoning Commission, Chairman Taylor adjourned the meeting. The hearing was adjourned at 2:00 p.m. 9

The minutes of the April 17, 2025 Franklin County Rural Zoning Commission were approved this _____ day of _____, 2025.

Chair's Signature

Franklin County, Ohio Rural Zoning Commission

(By-Laws)

A. MEMBERS AND OFFICERS

1. The Rural Zoning Commission, herein after referred to as RZC, shall consist of five (5) regular members appointed by the Franklin County Board of Commissioners as provided by Section 303.04 of the Ohio Revised Code. Each member shall serve a term of such length and so arranged that the term of one member will expire each year. The Board of Commissioners may also appoint up to two (2) alternate members, for terms to be determined by the Board of Commissioners. An alternate member may take the place of an absent regular member at any RZA meeting, and when attending a RZA meeting on behalf of an absent regular member, the alternate member may vote on any matter on which the absent member is authorized to vote. Each regular member and alternate member shall maintain residence in the unincorporated area of Franklin County subject to the Franklin County Zoning Resolution. {04/17/2025}
2. At the first meeting of each year {01/21/2016}, the RZC shall organize by electing a Chairperson and a Vice-Chairperson. Officers shall serve for one (1) year or until a successor is appointed. Officers are entitled to vote.
3. Upon expiration of a RZC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each RZC member. Each RZC member is responsible for attending each meeting or notifying the Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences shall be grounds for written charges to the Board of Commissioners for the removal of the member in accordance with the process described in Section 303.04 of the Ohio Revised Code. {04/17/2025}
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the RZC.

B. MEETINGS

1. The RZC shall meet on the third Thursday of each month, or other date as approved by the Commission. If the third Thursday is a holiday, the meeting shall be held on the Wednesday before the third Thursday {02/17/2000}. If there are no applications for consideration no meeting will be held {01/21/2016}.
2. Each regular meeting shall be held at 1:30 P.M. in an appropriate room of the Franklin County Courthouse.
3. The RZC shall publish and mail notice as required by Section 303.12 of the Ohio Revised Code. As a courtesy, the RZC will also attempt to mail notice of all remaining property owners within three hundred (300) feet of the subject property. Should an application be tabled, the RZC will re-notify property owners by regular

mail {02/17/00}. A copy of the abutter list shall be retained in each respective case file and shall be available for public inspection at the Franklin County Economic Development and Planning Department {02/12/98}.

4. All meetings of the RZC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of three (3) members of the RZC. If a quorum is lacking, the meeting shall be postponed or canceled. The Rural Zoning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of RZC members is final. The RZC shall consider and deliberate upon any request for delay should an applicant desire to do so but because of dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months {02/17/00}. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting {02/11/99}.
6. All motions before the RZC shall be presented in the affirmative (to approve). If a motion is defeated, this constitutes a denial of the application.
7. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not more than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
8. All persons wishing to speak at a meeting must register to do so with secretary of the RZC prior to the meeting. Speaker slips will be available for this purpose.
9. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the RZC shall be heard in the order of filing {02/17/00}.

C. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than four (4) members.
2. These rules and regulations may be amended from time to time by a majority vote of the RZC membership. Such amendments shall be effective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Member

Member

Date Adopted