

Rushcreek Township Zoning Commission

WORK SESSION MINUTES

Date: Jan. 12, 2026

7:00 PM at Firehouse.

- 1) Roll call of members present: Chairman David Foltz, Shad Kistler, Bruce Duck, Josh Schultz, Travis Keirns and Tim Byers.
- 2) Reviewed and discussed the recommendations from Regional Planning regarding Accessory Dwelling Units. Made some changes to the first draft and concluded with the recommendation to address at the public hearing.
- 3) Discussed the Towne Crier publication schedule and determined to conduct a public hearing Monday March 9th 7:00 at the firehouse.
- 4) Discussed data centers and public opposition. The board needs some direction on what options we have to implement restrictions in the zoning resolutions to protect the water source in Rushcreek Township.

Adjourned at 8:20

Minutes drawn by chairman Foltz.







DEFINITIONS

ACCESSORY DWELLING UNIT (ADU) - A smaller, secondary, independent Dwelling Unit on the same property as a primary Dwelling Unit that provides for the basic requirements of shelter, heating, cooking, and sanitation.

ACCESSORY DWELLING UNITS

A) Purpose. The purpose of the Accessory Dwelling Unit (ADU) regulations is to:

- 1) Respond to changes in housing needs and increasing housing costs, while simultaneously respecting the curb appeal and scale of the dwelling units within the surrounding residential area.
- 2) Increase affordable housing options to vulnerable populations such as the elderly and persons with disabilities.
- 3) Support increased efficient use of the existing housing stock and associated infrastructure.
- 4) Reduce the carbon footprint by allowing smaller dwelling units.

B) Applicability. The standards apply to Rural Residential Districts only.

1) Number. Only ONE (1) ADU shall be permitted on a property consisting of a minimum of 3 acres in a Rural Residential District.

2) Accessory Dwelling Standards. All ADUs shall comply with the following requirements.

i) The applicant must present an approved plan from Fairfield County Health Department regarding septic/sanitary and water well requirements.

ii) The primary dwelling in which the ADU is located shall be owner occupied.

iii) An ADU shall be no larger than 1,100 square feet.

iv) ADU shall be limited to residential uses including a Minor Home Occupation (section 10.5) and shall not be utilized for any other purpose such as transient/short term rentals.

v) ADUs shall be located at or behind the front plane of the primary dwelling.

vi) ADUs shall comply with the minimum setback requirements of the applicable Zoning District.

vii) ADU minimum distance from the primary dwelling is ten (10) feet.