

Rushcreek Township Zoning Commission

WORK SESSION MINUTES

Date: Dec. 18, 2025

7:00 PM at Firehouse.

- 1) Roll call of members present: Chairman David Foltz, Shad Kistler, Bruce Duck, Josh Schultz and Travis Keirns.
- 2) Chairman Foltz volunteered to remain chairman and Shad Kistler volunteered to remain vice chair for 2026. All were in agreement.
- 3) Discussed the need for accessory dwelling units in the township and put together text for Regional Planning to review.
- 4) Discussed the number of data centers that are being built and may be built in this part of the state and their need of huge amounts of water. Discussed the possibility of needing something in the zoning resolutions to protect the water source in Rushcreek Township.
- 5) Next meeting to be determined.

Adjourned at 8:30

Minutes drawn by chairman Foltz.

JAN 07 2026







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 10 acres or more in a Rural Residential District.

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

- i) The primary dwelling in which the ADU is located shall be owner occupied.
- ii) An ADU may be no smaller than 650 square feet and no larger than the size of the primary dwelling unit.
- iii) ADUs 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.
- iv) ADUs shall be located at or behind the front plane of the primary dwelling.
- v) ADUs shall comply with the minimum setback requirements of the applicable Zoning District.
- vi) ADU minimum distance from the primary dwelling is ten (10) feet.

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