



The Scio Township Planning Commission has a mission to serve Township citizens with courtesy, integrity, and efficiency and to provide quality land use and development evaluations and recommendations designed to maintain and improve the manner in which our citizens live, work and play.

The commission consists of seven (7) members appointed by the Supervisor with Township Board approval. In accordance with the Planning Enabling Act, one member of the Township Board shall be a Planning Commission member, and all members must be qualified Township electors.

**Planning Commission Members:**

Members	Term Ends
Jan Culbertson, Chairperson	11/28/2026
Bob Hyde, Vice-Chairperson	06/30/2029
Bob Walsh, Secretary	06/30/2028
Kanda Fletcher	06/30/2027
Laura Hindle	06/30/2027
Kim Moore	11/28/2026
Kathleen Brant, Trustee Member	11/20/2028

This report outlines the activities undertaken by the Scio Township Planning Commission during 2025.

**Meetings:**

The Planning Commission held 19 of the 21 scheduled meetings in 2025.

**Site Plan Applications:**

Applicant	PC Meeting Date	PC Action	BOT Meeting Date	BOT Action
SP#24014 Social Vines	01-13-2025	Approved	Waiting on DE	None
SP#25003 Nagel Precision	05-12-2025	Approved	06-24-2025	Approved
SP#25001 Maxey Cell Tower	06-23-2025	Approved	08-26-2025	Approved
SP#25007 Victory HQ	07-14-2025	Approved	11-12-2025	Approved
SP#25008 Fire Station #2	09-08-2025	Approved	Waiting on DE	None
SP#25011 Frito Lay	09-29-2025	Approved	10-28-2025	Approved
SP#25012 Haley Mechanical	09-29-2025	Approved	11-25-2025	Approved
SP#25015 Heritage Woods Minor Amd.	10-27-2025	Approved	11-25-2025	Approved
SP#25010 Cribley Drilling	11-10-2025	Approved	Waiting on DE	None
SP#24017 Ember Grove PUD/PSP	12-08-2025	Approved	Pending	None
SP#25005 Goodrich	Application Withdrawn		NA	None

Nine (9) site plans were reviewed by the Planning Commission in 2025. Two (2) additional site plans were submitted in 2025 that are under staff review that were not scheduled for a Planning Commission meeting in 2025.

### Administrative Site Plan Applications

Applicant	Approval Date
SP#25002 Delhi Metro Park	08-25-2025
SP#25004 Rave Associates	05-27-2025
SP#25006 Trilogy	03-24-2025

Section 36-178 of the Zoning Ordinance allows for administrative site plan review by the zoning official without submission to the Planning Commission for the following cases:

1. Expansion or reduction to an existing conforming structure or use of 2,000 square feet or less or 5% of the floor area of the structure, whichever is less.
2. Provision for additional parking, loading/unloading spaces and landscaping required by ordinance.

In 2025, three (3) administrative site plans were reviewed and approved.

### Conditional Use Permit Applications (CUP):

Applicant	PC Meeting Date	PC Action	BOT Meeting Date	BOT Action
CU#25001 DBM	06-23-2025	Postponed	NA	None
CU#25003 Wallace Development	06-23-2025	Approved	07-22-2025	Approved
CU#25005 A2 Customs	08-11-2025	Approved	09-09-2025	Approved
CU#25004 Fire Station	08-25-2025	Approved	09-30-2025	Approved
CU#25011 Under Par	12-08-2025	Approved	Pending	None

The Planning Commission reviewed five (5) conditional land use applications in 2025.

### Zoning Ordinance Amendments (ZOA/OA):

Map / Text Amendments	PC Meeting Date	PC Action	BOT Meeting Date	BOT Action
ZOA#2025-02 Childcare	02-24-2025	Approval	3-25-2025	Approved
OA#25002 Piper Ridge (Conditional)	04-28-2025 07-14-2025	Postponed Approved	08-26-2025	Denied
ZOA#2025-07 7555 Jackson	07-14-2025	Approved	08-12-2025	Approved
OA#25004 QuikTrip (Conditional)	08-25-2025 10-27-2025	Postponed Postponed	Pending	None
ZOA#2025-10 Accessory Dwelling Units	09-08-2025	Approved	10-14-2025	Approved
ZOA#2025-11 Accessory Solar	09-08-2025	Approved	10-14-2025	Approved
ZOA#2025-12 Landscaping	09-08-2025	Approved	10-14-2025	Approved
ZOA#2025-09 C-2 Indoor Recreation	09-08-2025	Approved	10-14-2025	Approved
OA#25007 5741 Jackson	09-29-2025	Approved	Pending	None
ZOA#2025-13 Chickens	10-27-2025	Approved	11-25-2025	Approved
OA#25010 Piper Ridge	11-24-2025	Approved	Pending	None
OA#24006 Ember Grove PUD	12-08-2025	Approved	Pending	None

The Planning Commission recommended approval of six (6) ordinance text amendments and five (5) zoning map amendments in 2025. One (1) map amendment rezoning will carry over into 2026.

**Other**

In addition to site plan, conditional use and rezoning review, the Planning Commission also held workshops and discussion of other planning topics in 2025. They included:

- Bylaw review
- ESTF Food Waste and Composting Pilot
- Presentation by Wendy Rampson “Getting the Development You Want” (MAP)
- Jackson Road Corridor Study
- Dexter Master Plan response
- Multi-Modal Transportation Committee
- OPEN Overlay District
- HRWC Green Infrastructure Workshop
- Data Center Ordinance
- Renewable Energy Ordinance

Scio Township issued 450 zoning compliance applications in 2025.