WINDRUSH CREEK PROPERTY OWNERS ASSOCIATION

BOARD RESOLUTION & POLICY: Beekeeping

Adopted: By the Board 2026-07
Effective: July 2026
Resolution No.: 3
Applies To: All lots within Windrush Creek that lie in the unincorporated area of Jefferson Township, Franklin County, Ohio
Authority: Declaration of Covenants, Conditions and Restrictions for Windrush Creek, Ohio Revised Code Chapter 5312, Ohio Revised Code Chapter 909, and Franklin County Zoning Resolution as enforced by Jefferson Township

1. PURPOSE AND AUTHORITY

1.1 Purpose: To protect public health, safety, and neighborhood character while allowing responsible beekeeping as an agricultural use recognized under Ohio law.

1.2 Authority: This rule implements the Association's authority to adopt reasonable rules for property use and to require compliance with all applicable federal, state, and local laws, ordinances, and zoning regulations.

2. DEFINITIONS

2.1 Apiary: A place where bees are kept, including hives, stands, and related equipment.

2.2 Township: Jefferson Township, Franklin County, Ohio.

2.3 Trustee: A member of the Windrush Creek POA Board of Trustees.

3. APPLICABILITY

3.1 Geographic Scope: This Rule applies only to lots within Windrush Creek that lie in the unincorporated area of Jefferson Township, Franklin County.

3.2 Compliance Required: All beekeeping activities must comply with this Rule, the Franklin County Zoning Resolution, Jefferson Township zoning requirements, and Ohio Department of Agriculture regulations.

4. TOWNSHIP APPROVAL IS REQUIRED FIRST

4.1 Prior Approval Prohibited: No hive may be placed, constructed, or maintained until the owner has obtained written approval from the Jefferson Township Zoning Inspector.

4.2 Township Contact Information:
a) Zoning Administrator/Inspector: Charles McCroskey, cmccroskey@jeffersontownship.org, (614) 855-4265
b) Assistant Inspector: Andrew Dwyer, adwyer@jeffersontownship.org
c) Office: 6545 Havens Road, Blacklick, OH 43004 – Hours: 9 a.m.–5 p.m. Mon–Thu, 9 a.m.–1 p.m. Fri

4.3 County Regulation Background: Jefferson Township enforces the Franklin County Zoning Resolution, which governs beekeeping on lots under 1 acre. Franklin County planners note: "Currently, beekeeping is not allowed on lots smaller than 1 acre. This proposed amendment establishes reasonable regulations to avoid problems that may be otherwise associated with beekeeping in populated areas." The county's beekeeping regulation was approved by the Board of Commissioners on October 13, 2009, and is now part of the County Zoning Resolution.

5. DOCUMENTATION REQUIRED TO BE PROVIDED TO THE POA TRUSTEES

5.1 Delivery Requirement: Before bringing bees onto the property, the resident must deliver to the Trustees, by email to trustees@windrushcreek.us or by mail to a current trustee, a complete copy of:

a) The Jefferson Township Zoning Inspector's written approval or zoning certificate for the hives; and
b) The current Ohio Department of Agriculture apiary registration showing the exact lot address.

5.2 State Law Requirements: Ohio law requires:

"Any person owning or possessing bees shall on or before the first day of June of each year, or thereafter within thirty days after coming into ownership or possession of bees… file with the director of agriculture an application for registration setting forth the exact location of the person's apiaries"

and

"No person shall maintain an apiary unless the apiary is registered… and identifiable by name or identification number assigned… Such identification number shall be posted in a conspicuous location in the apiary"

5.3 Trustee Records: The Trustees will keep the documents on file and will not approve any POA architectural request for fencing, sheds, or hive stands related to beekeeping without them.

6. ONGOING COMPLIANCE

6.1 Annual Renewal: Owner must renew both the Township approval (if conditioned) and the state apiary registration annually and provide updated copies to the Trustees by June 15 each year.

6.2 Standards: Hives must meet all setback, water-source, flyway-barrier, and colony-limit standards imposed by Franklin County / Jefferson Township.

6.3 Hive Management: Hives must be maintained in healthy condition, with gentle stock, and managed to prevent swarming, robbing, or nuisance to neighbors.

6.4 Inspection: The POA reserves the right to inspect from common areas or with owner permission to confirm the posted state ID number.

7. ENFORCEMENT

Failure to provide the Township approval, failure to maintain state registration, or any verified nuisance complaint may result in:

7.1 Written notice to cure within 14 days;

7.2 Daily fines per the POA fine schedule; and

7.3 Requirement to remove hives until compliance is restored.

Enforcement shall be conducted in accordance with the Association's due process procedures.

8. HOW TO COMPLY IN PRACTICE

8.1 Call the Zoning Office, describe lot size and proposed hive location.

8.2 Obtain the Township's written determination.

8.3 Register the apiary at agri.ohio.gov (Ohio Revised Code Chapter 909).

8.4 Email both PDFs to the Trustees with subject "Beekeeping – [Your Address]".

9. EFFECTIVE DATE AND RECORDS

This Policy shall be effective July 2026, shall be maintained in the Association's book of Resolutions and Policies, and shall be published to all members.