

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 a.m.
Wednesday, April 10, 2013

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mrs. Jerri Taylor, Chairperson of the Clark County Rural Zoning Commission of Clark County Ohio, calls the meeting to order at 8:27 a.m.

Present: Mrs. Jerri Taylor, Mr. John Baird, Mr. Ken Brust, Mr. John Hays and Mr. Pete Lane.

Absent: None.

Chairperson Taylor asks if there are any comments regarding the minutes. Hearing none, she asks for a motion to approve the minutes.

RZC: 4-4-2013: Minutes ~ January 10, 2013 (Regular Meeting)

Motion by Mr. Baird, seconded by Mr. Brust to approve the minutes as presented.

VOTE: Motion carried unanimously.

Zoning Regulations – Discussion of Definitions and Proposed Amendments

Mr. Neimayer, Senior Planner, states that both the subdivision regulations and the zoning regulations have been reviewed by Staff and the Technical Review Committee over the past year and a half. Staff is ready to present proposed amendments to the Zoning Regulations to the various Boards starting with the glossary of definitions. This project started out with a few corrections and has now evolved into a lengthy summary of changes that need to be addressed.

Starting with Chapter 10, which is the Glossary of Definitions, various terms are being updated along with a few to be deleted that will bring the definitions up to current times. He explains that the items in red are new items, the strikeouts are items to be removed and the items highlighted in yellow are still being researched by Staff. This is for clean-up and clarification as well as to insure that some of the language contained in the regulations is consistent when necessary with the state building code. The highlighted items will continue to be researched by staff and will be brought to the Board in the near future for proposed amendments on those particular items.

He states that this is an informal review by the Boards and asks that they review the definitions over the next month and at the May meeting staff will start working on the definitions line by line with the Board and he will also distribute the first few chapters of the zoning regulations for further informal review and discussion.

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Once the entire zoning code has been reviewed, he will then ask for a motion from this Board to initiate the formal amendments. It will then go to the County Planning Commission for their review and recommendation and on to this Board for recommendation that will go on to the County Commissioners.

Mr. Brust asks for clarification for the definitions in red. Is the Board to look at what is proposed to change and see if they are in agreement with the change or if it needs further modification or other recommendations?

Mr. Neimayer responds that is correct. There are some definitions that staff did not change. A Board can bring up for discussion and propose to change or modify any of the definitions as they see fit. Staff is trying to make it easier for the general public to use this document for their development project and understand it. When the actual text is reviewed the Board will be able to see where the problems are with text and incorrect references that exist throughout the regulations.

There was a brief discussion regarding the definition for "agriculture" and it was suggested by Mr. Hays that the definitions be very clear and simple.

Staff Comments

Mr. Neimayer states the next scheduled meeting is Wednesday, May 8, 2013. There have been no new rezoning cases filed. There will be meetings held as scheduled for the next several months to informally talk about and review the amendments to the regulations. He would like to see the amendments go to the Commissioners for formal adoption by the end of the year. He asks if the Board would like to reschedule the workshop that was postponed in February. After a brief discussion it was decided to have the workshop following the June meeting.

Adjournment

RZC: 4-5-2013: Adjournment

Motion by Mr. Lane, seconded by Mr. Hays to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 8:47 a.m.

Mrs. Jerri Taylor, Chairperson

Mr. Thomas A. Hale, Secretary