

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, January 6, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

This was conducted using Zoom due to the COVID-19 Shelter and Place Order.

Mr. Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Lohnes, Ms. Louise Maurer, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Ken Knight, Mr. Jay Kitchen, Mr. Don Wallace and Commissioner Wilt.

Absent For Roll Call: Commissioner McGlothlin and Mr. Dave Stickney.

Also in Attendance: Mr. Allan Neimayer, Mrs. Jennifer Tuttle, and Ms. Rachel Clime from Clark County Community and Economic Development.

Approval of the December 2, 2020 Minutes

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the minutes as presented with the corrections made (clarifying with first names of Mrs. Brown in the two cases).

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Commissioner Lohnes, Ms. Maurer, Mr. Knight, Mr. Scholl, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Chairperson Scholl asked Staff to present the case.

Rezoning Case #Z-2021-01 ~ Property Owners/Applicants: Robert Burns, 1890 Lake Rd. ~ ALBAT Program Inc., Kevin Castle, Dir., 1900 Lake Rd. ~ Location: Bethel Twp. ~ Request: to rezone 1.94 acres at 1890 Lake Rd. from B-2 to MU-2 (Mixed Use District), and 14.49 acres at 1900 Lake Rd. from I-1 to MU-2 to bring existing ALBAT uses under a proper zoning district and allow for future expansion.

Mr. Allan Neimayer, Senior Planner, stated that the subject property consists of two parcels located at 1890 Lake Rd., 1.94 acres, and 1900 Lake Rd., 14.49 acres, for a total of 16.43 acres. The two parcels are currently zoned B-2 (Community Business District) and I-1 (Industrial District) respectively. The Applicant would like to rezone and combine the subject property to the MU-2 (Mixed Use District) to bring existing ALBAT Program uses under a proper zoning district and allow for future expansion.

Mr. Neimayer reviewed slides of existing zoning and land use, and of existing public sanitary sewer of the subject area.

Staff recommends the Applicant's request to rezone the subject property from B-2 and I-1 to MU-2 be approved as presented with the understanding that the two parcels will be combined into one parcel.

Minutes

Clark County Planning Commission

Mrs. Roberge asked, does anyone object? Mr. Neimayer responded, a resident three houses to the north had inquired. She is concerned about people looking into her yard. Mrs. Roberge then asked, this business has been there, just clean up and combine? Mr. Neimayer responded, that is correct.

Kevin Castle, Applicant, stated this is for expansion. No distractions during training. In the back is for crane training. The students get certified with cranes which are in the back. A mock substation will be back by the farm area. Maybe half dozen students will be with the pole. Bulk of our students will be in the back of the property. They will be training in the side yard with an instructor with them the entire time. The small building we might leave that for our substation. The garage will probably be torn down for a bigger area for training.

Mr. Wallace adds, I have never heard a negative comment about that area, but I am curious about the trailer park residents. Mr. Neimayer responded, no one has inquired from the park. Mr. Neimayer adds, I have informed the Township Trustees and have not heard anything from them. Mr. Wallace added, I called in there earlier and did not hear back from them.

Commissioner Lohnes adds, in the past if there were issues they would contact us and they know they can send us or the planning commission a message or a letter.

With no further questions for Staff, Chairperson Scholl asked for a motion.

Action on Rezoning Case #Z-2021-01 ~ Property Owners/Applicants: Robert Burns, 1890 Lake Rd. ~ ALBAT Program Inc., Kevin Castle, Dir., 1900 Lake Rd. ~ Location: Bethel Twp. ~ Request: to rezone 1.94 acres at 1890 Lake Rd. from B-2 to MU-2 (Mixed Use District), and 14.49 acres at 1900 Lake Rd. from I-1 to MU-2 to bring existing ALBAT uses under a proper zoning district and allow for future expansion.

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the rezoning case as presented.

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Commissioner Lohnes, Ms. Maurer, Mr. Knight, Mrs. Anderson, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Chairperson Scholl abstained from the next case. Vice-Chairperson Maurer proceeded with the next case.

Vice-Chairperson Maurer asked Staff to present the next case.

Rezoning Case #Z-2021-02 ~ Property Owner/Applicant: Margene Struewing ~ Location: 10946 Gerlaugh Rd., Bethel Twp. ~ Request: to rezone 0.445 acres of 10946 Gerlaugh Rd. (north part of parcel) from R-1 to B-2 (Community Business District), and combine with adjacent 10988 Gerlaugh Rd. (PID# 010-05-00025-408-007) for expansion of Copeys Butcher Shop.

Mr. Neimayer stated that the subject property is located at 10946 Gerlaugh Rd. and consists of 1.02 acres. The property is currently zoned R-1 (Rural Residence District). The Applicant would like to rezone 0.445 acres (north part of parcel) from R-1 to B-2 (Community Business District) and combine with the adjacent 10988 Gerlaugh Rd. (PID #010-05-00025-408-007) for expansion of Copey's Butcher Shop.

Mr. Neimayer reviewed slides of existing zoning and land use, and of existing public sanitary sewer of the subject area.

Staff recommends the Applicant's request to rezone the subject 0.445 acres from R-1 to B-2 be approved as presented subject to the 0.445 acres being split off and attached to the adjacent parcel, PID #010-05-00025-408-007, to avoid having a land locked parcel.

Mrs. Roberge asked for clarification, if we approve this, the zoning does not change unless they combine? Mr. Neimayer responded, technically the zoning will change. Mrs. Roberge then asked, is there backup to insure that happens? Commissioner Lohnes asked, is there a purchase agreement once it is rezoned and split? Mr. Neimayer responded, I am not aware such agreement.

Mr. Mark Scholl, representing the Applicant, stated, I know Margene Struewing owns both properties.

Mrs. Roberge, I do not have any objections. I just do not want this little parcel to be landlocked and not get combined?

Vice-Chairperson Maurer asked, so this whole rectangle will become rezoned? Mr. Neimayer replied, only the red area will be rezoned to B-2. The remainder will remain as R-1.

Commissioner Lohnes asked, what they are going to do? Mr. Scholl responded, they need more business space.

Commissioner Wilt added, this is what we need.

With no further questions from the Board, Vice-Chairperson Maurer asked for a motion.

Action on Rezoning Case #Z-2021-02 ~ Property Owner/Applicant: Margene Struewing ~ Location: 10946 Gerlaugh Rd., Bethel Twp. ~ Request: to rezone 0.445 acres of 10946 Gerlaugh Rd. (north part of parcel) from R-1 to B-2 (Community Business District), and combine with adjacent 10988 Gerlaugh Rd. (PID# 010-05-00025-408-007) for expansion of Copeys Butcher Shop.

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the rezoning case as presented.

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Commissioner Lohnes, Mr. Knight, Mrs. Anderson, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Chairperson Scholl re-joined the Board and proceeded with the meeting.

Staff Comments

Mr. Neimayer stated the next scheduled meetings are February 3 and March 3, 2021.

Minutes

Clark County Planning Commission

Adjournment

Motion by Mrs. Roberge, seconded by Commissioner Wilt, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:23 pm.

Mr. Mark Scholl, Chairperson