

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, January 6, 2022

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mike Hanlon, Chairperson of the CEDA Regional Planning Commission, called the meeting to order at 3:01 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Mr. Dan Kelly, Ms. Theresa Hartley, Mr. Charles Morris and Ms. Susan Foreman.

Absent For Roll Call: Mrs. Kathryn Lewis-Campbell and Mr. Chuck Harris.

Also in Attendance: Mr. Allan Neimayer, Mrs. Jennifer Tuttle and Ms. Rachel Clime-Ricketts of Community and Economic Development.

Approval of the December 2, 2021 Minutes

Motion by Mr. Morris, seconded by Ms. Hartley, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Morris, Ms. Hartley, Mr. Hanlon, Mr. Kelly and Ms. Hartley

No: None.

Abstain: None.

Motion carried.

Chairperson Hanlon asked Staff to present the case.

Case #S-2022-01 ~ Property Owner/Applicant: Exponential Genomics Inc. ~ Agent: Stephen M McHugh Esq. ~ Location: 3500 W National Rd., Springfield Township ~ Request: Rezone 8.06 acres from A-1 Agricultural District and B-3 General Business District to O-2 District.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located at 3500 W. National Rd. in Springfield Township and comprised of Parcels #300-06-00022-207-016 and #300-06-00016-100-005 for a total of 8.06 acres. Mr. Neimayer reviewed slides of zoning and land use of the area. He explained the property currently has split zoning: A-1 and B-3. The Applicant would like to rezone the property to O-2 for a research lab. He read a letter from the Utilities Department

Chris Conard and Ms. Sarah Sparks with Coolidge Wall (law firm) were in attendance on behalf of Stephen McHugh representing the Applicant. Mr. Conard discussed the Applicant's interest in this building and why they want to rezone this property highlighting the accessibility to the highways and the college. There would be 5 to 15 employees with half making \$50 to \$70 thousand a year and others making six-figure salaries. There would be no semi-trucks, only box trucks for small deliveries. Employees would live in this area. The layout of the former school space is perfect for the research lab business. They want to leave it as is as well as leaving the green space.

Mr. Conard stated because it is a lab it has to be CLIA (Clinic Laboratories Improvement Amendments) certified. Labs are regulated and certified approved. Medical waste is incinerated off sight. It is all governed by accreditations and licenses.

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Mr. Kelly states, I think it's awesome

Mr. Morris asked if they already own the property. The Applicant responded correct and they are a Rhode Island based company. Mr. Morris asked where the Employees would come from. The Applicant responded they would look to recruit from the Colleges in the town.

Chairperson Hanlon asked if the Board had any more questions. Hearing none Chairperson Hanlon asked for a motion.

Action on Case #S-2022-01 ~ Property Owner/Applicant: Exponential Genomics Inc. ~ Agent: Stephen M McHugh Esq. ~ Location: 3500 W National Rd., Springfield Township ~ Request: Rezone 8.06 acres from A-1 Agricultural District and B-3 General Business District to O-2 District.

Motion by Mr. Kelly, seconded by Mr. Morris, to recommend **Approval** of the rezoning request as presented.

VOTE: Yes: Mr. Kelly, Mr. Morris, Ms. Hartley and Ms. Foreman.

No: None.

Motion carried.

Election of Vice-Chairperson

Motion by Mr. Morris, seconded by Ms. Hartley, to elect Dan Kelly as Vice-Chairperson for 2022.

VOTE: Motion carried unanimously.

Staff Comments

Next Scheduled Meetings: February 3 and March 3, 2022.

Adjournment

Motion by Mr. Kelly, seconded by Ms. Hartley, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:18 pm.

Mr. Michael Hanlon, Chairperson