

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9:00a.m
Thursday, January 14, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

This meeting was conducted using zoom due to the Covid-19 Shelter and place order.

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 9:03 am. and asked for the Roll Call.

Present For Roll Call: Ken Brust, Mr. Wayne Leis, Mr. John Hays, Mr. Bob Jurick, Mr. Larry Spahr and Mr. Pete Lane.

Absent For Roll Call: None.

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

Approval of the December 10, 2020 Minutes

Motion by Mr. Leis, seconded Mr. Spahr, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Leis, Mr. Spahr, Mr. Brust and Mr. Lane.

No: None.

Motion Carried.

Chairperson Brust explained how the meeting will be held and then asked Staff to present the case.

Rezoning Case #Z-2021-01~ Property Owner/Applicant: Margene Struewing ~ Location: 10946 Gerlaugh Rd., Bethel Twp. (north side of the parcel) ~ Request: to rezone 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 Copey's Butcher Shop.

Mr. Allan Neimayer, Senior Planner, 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.

The County Planning Commission met on January 6, 2021 to hear this rezoning case. Following discussion, the CPC recommends to the Rural Zoning commission that the 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

With no questions for Staff, Chairperson Brust opened the public hearing at 9:09 am. and asked if the Applicant would like to speak.

Minutes

Clark County Rural Zoning Commission

Mr. Mark Scholl, 1533 Moorefield Rd, representative for the Applicant, was sworn in. Mr. Scholl stated that Mrs. Struewing owns this property and she needs more room for expansion. They are extremely busy during this time. She also owns the property being split off and this is the only area of expansion she can do.

Mr. Spahr asked about ingress/egress to the expansion. Mr. Scholl responded, as far as I know they are not going to change anything. The house has its own driveway to Gerlaugh Rd. They will have a connected driveway from the rear. I am not sure of the condition of the existing out houses. There will not be any new access points onto Gerlaugh Rd. or Lake Rd.

Mr. Jurick asked, on the original parcel, is that residence used for the business or is someone living there? Mr. Scholl responded the owner rents that out. Mr. Jurick then asked Mr. Neimayer, is there any problem with a residence in a B-2 District if it is not part of a B-2 business? Mr. Neimayer responded yes, but, this is a legal non-conforming use. If something happens to that home it cannot be rebuilt. Mr. Jurick asked changing the zoning boundary will not affect that residence? Mr. Neimayer responded that is correct.

With no further questions, Chairperson Brust closed the public hearing at 9:13 am. and asked for a motion.

Action on Rezoning Case #Z-2021-01~ Property Owner/Applicant: Margene Struewing ~ Location: 10946 Gerlaugh Rd., Bethel Twp. (north side of the parcel) ~ Request: to rezone 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 Copey's Butcher Shop.

Motion by Mr. Spahr, seconded by Mr. Leis, to **Approve** the rezoning request as presented.

VOTE: Yes: Mr. Spahr, Mr. Leis, Mr. Hays, Mr. Jurick and Mr. Lane.

No: None.

Motion Carried.

Voting of Officers for 2021

Motion by Mr. Jurick, seconded by Mr. Spahr, to elect Ken Brust as Chairperson and John Hays as Vice-Chairperson for 2021.

VOTE: Yes: Mr. Jurick, Mr. Spahr, Mr. Leis and Mr. Lane.

No: None

Motion Carried.

Staff Comments

Next scheduled meetings: January 21 and February 11, 2021.

Adjournment

Motion by Mr. Hays, seconded by Mr. Leis, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:21 am.

Mr. Ken Brust, Chairperson