

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9:00a.m
Thursday, January 21, 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 9:14 am. and asked for the Roll Call.

Present For Roll Call: Mr. 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 .

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

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

Mr. Allan Neimayer, Senior Planner, stated 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 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.

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 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.

Mr. Neimayer stated, a property owner to the north, believed to be three homes to the north, had called to express concern of individuals on the poles during training looking into her property. Mr. Neimayer noted that no one else other than the Applicant is on this Zoom meeting.

Mr. Neimayer also stated that Bethel Township Trustees did not have any objections.

Chairperson Brust stated they can continue operation but it is not the proper zoning district with the dorm residence.

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Mr. Jurick asked, what is the I-1 side setback. Mr. Neimayer responded, I-1 side setback is 40 ft. when adjacent to a residential use. Under MU-2 zoning, the side setback is 20 ft. Mr. Jurick stated if you have a multiple use it should have the same setback. Can we ask for a condition that side setbacks stay at 40 ft.? Mr. Neimayer replied, yes the Board can recommend that as a condition of approval.

With no further questions for Staff, Chairperson Brust opened the public hearing at 9:24 am. and asked if the Applicant would like to speak.

Kevin Castle, Applicant, 1900 Lake Rd., was sworn in. Mr. Castle stated the area back behind we do not use for anything. The 40 ft. side setback is no issue.

Mr. Leis asked, are you going to do any night training on the poles? The Applicant responded pole training is done day and night time.

Mr. Leis asked for clarification on the 40 ft. setback. Mr. Neimayer responded it is the side setback, measured from the side lot line. Mr. Leis: not from center of road? Mr. Neimayer: no.

Mr. Jurick asked, are those residences along Shiller Rd.? The Applicant responded those are businesses.

With no further questions, Chairperson Brust closed the public hearing at 9:29 am. and asked for a motion.

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

Motion by Mr. Jurick, seconded by Mr. Lane, to **Approve** the rezoning request as presented with the condition that the 40 ft. I-1 side setback be maintained.

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

No: None.

Motion Carried.

Staff Comments

Next scheduled meetings: February 11 and March 11, 2021.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:33 am.

Mr. Ken Brust, Chairperson