

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, February 3, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

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

Mr. Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:07 pm. and asked for the Roll Call.

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

Absent For Roll Call: None.

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

Approval of the January 6, 2021 Minutes

Motion by Mrs. Roberge, seconded by Commissioner Wilt, to **Approve** the minutes with the correction made by Ms. Maurer: change to "Shelter in Place Order".

Note: Mr. Wallace's Zoom connection was lost right before the vote and therefore did not vote.

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

No: None.

Motion carried.

Mr. Wallace was able to reconnect to the Zoom meeting.

Chairperson Scholl asked Staff to present the first case.

Rezoning Case #Z-2021-03 ~ Property Owner: The OT Farms LLC ~ Applicant: Darcy Turner-Olinger ~ Location: 9316 W. National Rd., Bethel Twp. ~ Request: to rezone 41.11 acres from A-1 (Agricultural District) to PD-M (Planned District-Mixed Use) to renovate existing bank/pole barn combination to an event center.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located at 9316 W. National Rd. and consists of 41.11 acres. The property is currently zoned A-1 (Agricultural District). The Applicant would like to rezone the property to PD-M (Planned District-Mixed Use) to allow for an event center (weddings, family reunions and etc.). 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 A-1 to PD-M be approved subject to the following conditions:

1. A detailed site plan be prepared and submitted showing all existing and proposed buildings/structures, parking area(s) meeting applicable requirements of Chapter 5.
2. Applicant shall provide copy of approval from the Combined Health District, or Ohio EPA as applicable, for provision and treatment of water and wastewater systems.
3. Applicant shall provide copy of approval from ODOT for the proposed development access to US 40.
4. Applicant shall receive approval from the County Engineer's Office for storm water management.

Commissioner Wilt asked, can you go back to the map that shows the flood plain. Can you point out where people would enter onto this property through the messy flood plain area? Mr. Neimayer deferred to the Applicant who responded you would enter to the right of the red square (right side of the property; Mr. Neimayer pointed on the map) and then around the pond. Commissioner Wilt asked, do you have issues when that area floods? Applicant responded we only have issues by Tilly Lane.

Mr. Knight asked, is this the 100-year flood plain, 50 or 25? Mr. Neimayer responded this is the 100-year flood plain. Mr. Knight then asked what type of parking lot? Mr. Neimayer responded, because this use is nonresidential, by zoning code it has to be a paved surface. Mr. Knight asked concrete or black top? Mr. Neimayer responded it could be either.

Mr. Knight asked what we do for restroom facilities if it is a pole barn. The Applicant responded our restrooms have already been started. We are handicap accessible. We have thought this out very well. There are ramps installed as well as a heated concrete floor system. We have been working with the Health District to insure we have followed all code requirements. Mr. Wallace adds, that is correct; it will not go forward without Health District approval.

Commissioner McGlothlin asked the area going into the parking area does that have to be paved as well? Mr. Neimayer responded yes.

Ms. Maurer asked any complaints about turning it into an event center? Mr. Neimayer responded I got a call from a neighbor asking general questions about the rezoning process and about the proposed use. Ms. Maurer adds it seems very well thought out.

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

Action on Rezoning Case #Z-2021-03 ~ Property Owner: The OT Farms LLC ~ Applicant: Darcy Turner-Olinger ~ Location: 9316 W. National Rd., Bethel Twp. ~ Request: to rezone 41.11 acres from A-1 (Agricultural District) to PD-M (Planned District-Mixed Use) to renovate existing bank/pole barn combination to an event center.

Motion by Mrs. Roberge, seconded by Ms. Maurer, to **Approve** the rezoning request as presented with the same conditions recommended by Staff.

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

No: None.

Motion carried.

Chairperson Scholl asked Staff to present the next case.

Rezoning Case #Z-2021-04 ~ Property Owners/Applicants: Ron & Ana Burns ~ Agent: Tom Lagos ~ Location: 3301 S. Dayton-Lakeview Rd., Bethel Twp. ~ Request: to rezone 3.0 acres from B-3 (General Business District) to I-1 (Light Industrial District).

Mr. Neimayer stated that the subject property is located at 3301 S. Dayton Lakeview Rd. and consists of 3.0 acres. The property is currently zoned B-3 (General Business District). The Applicant would like to rezone the property to I-1 (Light Industrial District). Mr. Neimayer reviewed slides of existing zoning and land use, and of existing public sanitary sewer of the subject area. He also reviewed allowed uses under I-1.

Staff recommends rezoning the subject property from B-3 to I-1S (Light Industrial District, Specific Use) subject to the following:

1. All permitted uses shall be inside the building(s).
2. Allowing all I-1 uses except for the following: Outdoor commercial recreation; adult entertainment establishments.
3. The end-user shall receive approval from the Combined Health District, or Ohio EPA as applicable, for provision and treatment of water and wastewater systems.
4. The end-user shall receive approval from the County Engineer's Office for storm water management as applicable.
5. Prior to approval/issuing a Zoning Certificate, the end-user shall receive approval from ODOT and the County Engineer's Office regarding access to the site.

Commissioner Lohnes clarified the existing public utilities are more than 200 ft. from the subject property. Mr. Wallace asked about the utilities. Are we saying that this business/building will have to build its own sewer line and water connection? Or will the county extend the water and sewer to them? Mr. Neimayer responded at this time we are not saying they need to connect. Commissioner Lohnes asked what does that building have now? Mr. Neimayer responded on site well and septic.

Ms. Maurer asked and we do not know what the plans are for developing this property? Mr. Neimayer deferred to Mr. Tom Lagos, attorney for the Applicants.

Continuing with the Staff Report, Mr. Neimayer referenced a letter from the county engineer. It stated they do not have enough information because there is no end user identified. Once they get that information they can complete their review.

Mr. Ron Burns, Applicant, states the water and sewer is local to the property. We plan on doing the 15 employees maximum. We have restrooms that supported the bowling alley for all those years. The building will be used as a machine shop, C & C Machining, and internal warehousing.

Concluding with the Staff Report, Mr. Neimayer stated he received an email from ODOT whereby they recommend that a traffic study be done. The Applicant stated we went through that with ODOT (during the Casey's development). The Applicant stated he was very involved and cannot imagine the bowling alley traffic would be any different than this. Commissioner Lohnes asked if access to SR 235 goes away, would you still need a traffic study? Mr. Neimayer responded, I would say yes.

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Ms. Roberge asked, are there three different parcels here? Mr. Neimayer responded that is correct. Mrs. Roberge asked, who owns the 3rd parcel. The Applicant responded, I do. Mrs. Roberge then asked, so there is an easement in place for use of this driveway? Mr. Neimayer responded, yes.

Mr. Tom Lagos stated we represent the Applicant, Ron Burns. We would prefer not to include the 5th restriction. Although he was just made aware of this, Mr. Lagos requested if you include the 5th restriction make it "OR" the county engineer instead of "AND". Mr. Lagos added we are not going to add on to this building. The drainage was already looked at. We have a great staff of county officials. The Applicant is not increasing the size of the building. ODOT should not have jurisdiction.

Commissioner McGlothlin added, this was addressed in the past when Casey's was put in. That was addressed with ODOT. I see no problem with the property and your cutting down the size of people. I see no problems with it.

Mrs. Roberge adds, so it should not be a problem getting it approved then. I do not think we should eliminate the 5th restriction. Ms. Maurer agreed.

Chairperson Scholl stated my opinion is ODOT is covering their bases and I think Mr. Neimayer needs to let them know there is a zoning change. I do not have an issue with ODOT.

Hearing no further discussion, Chairperson Scholl asked for a motion.

Action on Rezoning Case #Z-2021-04 ~ Property Owners/Applicants: Ron & Ana Burns ~ Agent: Tom Lagos ~ Location: 3301 S. Dayton-Lakeview Rd., Bethel Twp. ~ Request: to rezone 3.0 acres from B-3 (General Business District) to I-1 (Light Industrial District).

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the rezoning request as presented with the same conditions as recommended by Staff.

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

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meetings are March 3 and April 7, 2021.

Adjournment

Motion by Mrs. Roberge, seconded by Ms. Maurer, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:49 pm.

Mr. Mark Scholl, Chairperson