

# **Minutes**

## **CEDA Regional Planning Commission**

Regular Meeting ~ 3:00 pm.  
Thursday, March 4, 2021

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

This meeting was conducted using Zoom due to the Covid-19 Shelter in Place order

Chairperson Hanlon of the CEDA Regional Planning Commission called the meeting to order at 3:02 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Ms. Theresa Hartley, Mr. Dan Kelly, Mr. Charles Morris, Mrs. Charlene Roberge and Ms. Kathryn Lewis-Campbell

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 November 5, 2020 Minutes**

Motion by Mrs. Roberge, seconded by Ms. Hartley to **Approve** the minutes as presented.

**VOTE: Yes:** Mrs. Roberge, Ms. Hartley, Mr. Hanlon, and Ms. Lewis-Campbell

**No:** none

***Motion carried.***

### **Approval of the December 3, 2020 Minutes**

Motion by Mrs. Roberge, seconded by Ms. Hartley to **Approve** the minutes as presented.

**VOTE: Yes:** Mrs. Roberge, Ms. Harley, Mr. Hanlon, and Mr. Kelly

**No:** None

***Motion carried.***

Chairperson Hanlon asked staff to present the case

**Case #2021-Z-01 ~ Initiated by the City of Springfield ~ Locations: 4440 Laybourne Rd.; PID #305-07-00009-000082; and 0 South Charleston Pike, PID #305-07-00009-000-084 ~ Request: To change the city sign district designation to Commercial Highway.**

Mr. Stephen Thompson, City of Springfield Planning, Zoning and Code administrator explained the staff report.

Mrs. Roberge asked if there were any plans yet or if they were just getting the zoning. Mr. Thompson stated Alex Dietz was on this call and the developer, Dillin Corp. He stated this was part of a project with the County and with Dillin Corp. being developed.

Mrs. Roberge stated new devolvment is always good.

Mr. Dietz added that Mr. Thompson was correct; this is just to prevent future barriers. He stated we'll have everything squared away.

# ***Minutes***

## ***CEDA Regional Planning Commission***

Mr. Morris asked how much land. Mr. Thompson replied 9.05 acres new split in the front of the fairground and then another approximately 4.44 acres.

**Action on Case #2021-Z-01 ~ Initiated by the City of Springfield ~ Locations: 4440 Laybourne Rd.; PID #305-07-00009-000082; and 0 South Charleston Pike, PID #305-07-00009-000-084 ~ Request: To change the city sign district designation to Commercial Highway.**

Motion by Mrs. Roberge, seconded by Ms. Lewis-Campbell to recommend **Approval** as presented

**VOTE: Yes:** Mrs. Roberge, Ms. Lewis-Campbell, Ms. Hartley, Mr. Kelly, and Mr. Morris

**No:** none

***Motion carried.***

Chairperson Hanlon asked Staff to present the next case

**Case #S-2021-01 ~ Owner/Applicant: Kelly Rodriguez ~ Location: 0 South Charleston Pike, PID #300-07-00003-000-133 ~ Request: Rezone 1.0 acres, to be split off from A (Agricultural District) to B-3 (General Business District) for a mercantile store**

Mr. Allan Neimayer, senior planner stated that the subject property is located at 0 South Charleston Pike and consist of 19.67 acres. The subject property has mixed zoned: A, R-1 and B-3. The Applicant would like to convert an existing barn for a mercantile store. This barn is located on the "A" zoned portion of the subject property. Because the township's filing deadline was after the February Technical Review Committee meeting, there was no time for TRC review before the CEDA meeting. A plot plan that provides details on setback distances and the parking lot layout is needed to verify compliance with zoning regulations. This plot plan will also assist in providing preliminary comments to storm water management. Access/driveway improvements is under ODOT jurisdiction. Therefore, Staff recommends to CEDA that a recommendation be made to the Springfield Township Zoning Commission to Table this rezoning case until further information is provided and reviewed by the Technical Review Committee.

Mrs. Roberge questioned the residential near it. She stated there are houses on either side. Mr. Neimayer replied, yes.

Mr. Morris asked if the applicant lived in one of those houses. The Applicant, Kelly Rodriguez, replied yes.

Mr. Kelly mentioned storm water on 41, as well as the homes on either side. He asked if staff heard from the other neighbors. Mr. Neimayer replied no.

Ms. Kelly Rodriguez stated she owns the house to the right and her family lives in the house to the left side.

Mrs. Roberge asked the Applicant if she would consider going to a B-2 instead of the requested B-3. Ms. Kelly Rodriguez replied yes.

Chairperson Hanlon verified with Mr. Neimayer that based on staff recommendations you think this needs to be tabled. Mr. Neimayer replied, you can hear this case, make your recommendation, and move it onto the Zoning Commission for consideration.

Ms. Kelly Rodriguez stated this request has been visited before in the past. She stated she had a survey done for the 1 acre split and storm water as well. She stated she was trying to locate the documents.

**Action on Case #S-2021-01 ~ Owner/Applicant: Kelly Rodriguez ~ Location: 0 South Charleston Pike, PID #300-07-00003-000-133 ~ Request: Rezone 1.0 acres, to be split off from A (Agricultural District) to B-3 (General Business District) for a mercantile store**

Motion by Mrs. Roberge, seconded Mr. Morris to recommend **Approval** as a B-2 instead of a B-3

**VOTE: Yes:** Mrs. Roberge, Mr. Morris, Ms. Hartley, Mr. Kelly, and Ms. Lewis Campbell

**No:** none

***Motion carried.***

**Election of Officers**

Motion by Ms. Lewis Campbell, seconded by Ms. Hartley, for Chair to remain Charlene Roberge and Vice Chair to remain Dan Kelly.

**VOTE: Yes:** Ms. Lewis-Campbell, Ms. Hartley, Mr. Hanlon, Mr. Morris, Mrs. Roberge and Mr.

Mr. Kelly

**No:** none

***Motion carried.***

**Staff Comments**

Mr. Neimayer stated the next scheduled meetings are April 8 and May 6, 2021.

**Adjournment**

Motion by Mrs. Roberge, seconded by Mr. Kelly to **adjourn.**

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 3:32 pm.

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Mr. Michael Hanlon, Chairperson