

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, April 8, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Dan Kelly, Vice Chairperson of the CEDA Regional Planning Commission called the meeting to order at 3:11 pm. and asked for the Roll Call.

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

Absent For Roll Call: Mr. Dick Shaw and Mr. Mike Hanlon.

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

Approval of the March 4, 2021 Minutes

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

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

No: None.

Motion carried.

Vice Chairperson Kelly asked Staff to present the case.

Case #S-2021-03 ~ Property Owner/ Applicant: Tony Smith ~ Locations: 401 and 433 Highview Ave., and 2855 Cleve Ave. ~ Requests: a) to split off the existing single-family homes at 401 & 433 Highview Ave. and rezone to R-4, and b) combine all remaining property and rezone to I-3S for existing land uses of building material sales & storage, and contractor storage and equipment yard.

Mr. Allan Neimayer, Senior Planner, states that the subject property consists of three parcels: 401 Highview Ave., 4.15 acres; 433 Highview Ave., 3.87 acres; and 2855 Cleve Ave., 2.86 acres for a total of 10.88 acres. The Applicant would like to split off the two existing house sites at 401 & 433 Highview Ave. into approximately 15,000 sq. ft. lots with 100 sq. ft. frontage and rezone both to R-4 (Single-Family Residential District). The remaining property would be combined and attached to the Applicant's Cleve Ave. property.

Mr. Morris asked if the Applicant owns the two properties in-between his property. The Applicant responded he does own one property.

Vice Chairperson Kelly asked the Applicant if he has had any complaints. The Applicant responded I have no problem with anyone. The only house I do not own is Warner.

Vice Chairperson Kelly asked if all the neighbors on Cleve Ave. are ok with the proposed rezoning. The Applicant responded most are ok with it. I am trying to buy up all that I can. Vice Chairperson Kelly asked if the Applicant will be bringing semi-trucks back there. The Applicant responded I already do. Vice Chairperson Kelly then asked about lighting. The Applicant responded there will be no new lighting and if they bothered anyone I would turn it off. I do not want to bother anyone. I put the road in there because a resident on Cleve Ave. was complaining about the trucks messing up Cleve Ave. So I built the road to keep it clear.

With no further questions for the Applicant, Vice Chairperson Kelly asked for a motion.

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Action on Case #S-2021-03 ~ Property Owner/ Applicant: Tony Smith ~ Locations: 401 and 433 Highview Ave., and 2855 Cleve Ave. ~ Requests: a) to split off the existing single-family homes at 401 & 433 Highview Ave. and rezone to R-4, and b) combine all remaining property and rezone to I-3S for existing land uses of building material sales & storage, and contractor storage and equipment yard.

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

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

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meetings: May 6 and June 3, 2021.

Adjournment

Motion by Ms. Hartley, seconded by Ms. Lewis-Campbell to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:32 pm.

Mr. Dan Kelly, Vice Chairperson