

# ***Minutes***

## ***Clark County Rural Zoning Commission***

Regular Meeting ~ 9 a.m.  
Thursday, April 11, 2019

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

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

Present For Roll Call: Mr. Ken Brust, Mr. Pete Lane and Mr. Wayne Leis.

Absent For Roll Call: Mr. Bob Jurick, Mr. Larry Spahr and Mr. John Hays.

Chairperson Brust stated the February minutes would be deferred to May due to lack of quorum of eligible voting members.

### **Update on proposed Zoning Text Amendments**

Mr. Allan Neimayer, Senior Planner, explained the Zoning Text Amendments and the color coding to identify the new, to be deleted and any previously adopted. A motion is needed for the RZC to initiate the zoning text amendment process.

Mr. Neimayer explained some of the grammar typos and similar changes, and reviewed some of the proposed amendments – see copy dated 4-3-2019. Mr. Neimayer explained the keeping of animals section and the need to move it to Chapter 1. He noted the new proposed zoning districts: AE, I-2, MU-1, MU-2. The proposed mixed use districts are a land use recommendation from the recently adopted CONNECT Clark County Comprehensive Plan. He stated the proposed AE district is another protection for preserving farm land. It could be used for those properties that are not part of farm land preservation easement administered by the Tecumseh Land Trust. He reviewed dividing the current I-1 District into I-1 (low intensity) and I-2 (high intensity). He discussed the removal of the link to the B-4 District and reviewed several uses from B-4 were added as I-1 uses. He stated the non-conformities section will be divided into non-conforming land, non-conforming buildings and non-conforming uses.

Mr. Leis further questioned the MU vs. Planned District for Simon Kenton Inn. Mr. Neimayer reviewed the rezoning process of the two districts. Chairperson Brust stated once the MU is approved they can expand and not have to go thru another rezoning process. Mr. Neimayer stated it would be setup so they can add approved uses and structures and as long as the MU standards, and other applicable zoning requirements, are met.

Mr. Neimayer noted that Chapter 6, Signs, needed more work, but the electronic message sign increase will be proposed. He noted this is due to the BZA approvals. He explained this better allows for graphics and text on the sign. Mr. Neimayer stated land uses listed in Chapter 2 and Chapter 7 were rearranged in alphabetical order. He reviewed the parking of vehicles and the new graphic along with the minor changes in solar panel equipment.

Mr. Neimayer stated there were several definitions being added or changed in Chapter 10. Mr. Lane stated he was concerned about the front yard definition. He used Sylvan Shores as an example. Mr. Neimayer stated the plat has its own build line. Mr. Lane suggested street side of building.

Chairperson Brust asked the difference of light and heavy Industrial. Mr. Neimayer stated light is activity inside a building and heavy involves outdoor activities.

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With no further discussion from the Board, Chairperson Brust asked for a motion to initiate the zoning text amendment process.

### **Action on Initiating the Zoning Text Amendment Process**

Motion by Mr. Leis, seconded by Mr. Lane, to initiate the zoning text amendment process (amendments recommended by the Land Use Regulations Committee, copy dated 4-3-2019).

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

**No:** None.

***Motion carried.***

### **Staff Comments**

Mr. Neimayer stated the next scheduled meetings are May, 9, 2019, which will be the public hearing for the zoning text amendments, and June 27, 2019.

### **Adjournment**

Motion by Mr. Lane, seconded by Mr. Leis, to adjourn.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 9:54 p.m.

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Mr. Ken Brust, Chairperson