

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, May 5, 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.

Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:01 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Rick Lohnes, Ms. Louise Maurer, Commissioner Lowell McGlothin, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Ken Knight, Mr. Jay Kitchen, Mr. Dave Stickney, Commissioner 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 April 7, 2021 Minutes

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the minutes as presented.

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

No: None.

Motion carried.

Chairperson Scholl asked Staff to present the case.

Rezoning Case #Z-2021-05 ~ Property Owner: Hillside Creek Farms LLC ~ Agent: Gary Smith ~ Location: 6766 Stine Rd., Mad River Twp. ~ Request: to rezone 42.05 acres from A-1 and R-1 to PD-R for a 170-lot single-family subdivision.

Mr. Allan Neimayer, Senior Planner, stated that the subject property, 6766 Stine Rd., is located on the north side of Stine Rd. west of Enon-Xenia Rd., and consists of 42.05 acres. The majority of the property is currently zoned A-1 with the far west area zoned R-1. The Applicant proposes to rezone the subject property to PD-R (Planned District-Residential) for a 170-lot single-family subdivision as identified with the preliminary layout and development text. Mr. Neimayer reviewed slides identifying area zoning and land use, PD-R general requirements, public utilities, and Thoroughfare Plan. He also reviewed slides of the proposed development.

Staff recommends the Applicant's request to rezone the subject property from A-1 and R-1 to PD-R be approved as presented and thus considered as Preliminary PD Plan approval in accordance with Section 401.09. This approval is subject to the following conditions:

1. A Final PD Plan (final subdivision plat) application is filed within 36 months of approval, or a Time Extension has been approved in accordance with Section 401.09.
2. New street names are subject to final approval during the subdivision review process.
3. The lot size and minimum lot setback from the Enon-Xenia Rd. right-of-way for Lots 3 thru 10 are subject to modification during the Final PD Plan review process pending the latest engineering design of the proposed Enon-Xenia road improvement project.
4. All landscaping along the Enon-Xenia Rd. right-of-way is subject to modification pending the latest engineering design of the proposed Enon-Xenia road improvement project.
5. The Applicant shall consult with an Urban Forester in the proper selection of trees to be planted along all streets, sidewalks and walkways so that over time the trees do not damage said improvements.
6. Stine Rd. right-of-way and all Stine Rd. entrances into the subdivision are subject to changes as may become necessary resulting from the required traffic impact study.

Mr. Neimayer stated that comments received from the public are attached to the meeting packet. He also added that he received a phone call from Tim Brewer, 7015 Southern Vista Dr., in opposition. Mr. Neimayer would now like to have the Applicant speak on the proposed plan for stormwater management, with a follow up from the County Engineer's Office.

Mrs. Roberge stated that there seems to be a lot of small houses on tiny lots, is there anything in our zoning regulations that says they have to have a minimum amount of frontage? Mr. Neimayer responded that will be through the Board and the Rural Zoning Commission. You can make a recommendation.

Commissioner Lohnes asked about that many houses and could it be approved for how it sits now? Mr. Neimayer responded we have no limitations other than will it be supported by utilities and can we serve the development. Stormwater management also plays a factor into the number of lots.

Mr. Wallace stated I think we are running blind and premature to even press this until we get more information. There seems to be a lot of people that have not had a chance to speak up yet.

Commissioner Lohnes asked are not condos, they are houses? Mr. Neimayer responded correct (they are houses).

Mrs. Roberge asked who makes the rules on stormwater? Mr. Neimayer responded it is part of the rezoning zoning process. There is a plan to address stormwater, which is why I would

now like the Applicant to speak as well as the County Engineer's Office. Mrs. Roberge asked is the engineer's office aware of current issues? Mr. Neimayer responded yes.

Gary Smith, G2 Planning & Design, Agent for the Owner/Applicant. Mr. Smith stated we understand flooding is a big issue. It is an issue that has been there and that needs help to solve in order to put this development together. We have the opportunity to do that. I think we have come up with a way to solve that. Stormwater was the number one comment that we got. It is understandable why and we will come up with a plan to deal with that. Another issue brought up was the concern over the schools. We have talked to the school superintendent and he has no issues with the development as they have planned for this growth. This will not have an adverse effect on schools. Another thing is the issue of the density and land use. When you talk about the lot size, we have reduced the sizes because that is the size buyers are demanding from builders right now. In place of reducing lot size we increased the open space. In Green Meadows there is no common open space. It is all streets and houses. Instead of lining Stine road with houses we can create additional setbacks and landscape. This is consistent with the Mad River Township land use plan.

Jason Harrell, Harrell and Stevenson civil engineering firm, stated that we were contracted to take a good look at the stormwater runoff. As far as our approach goes there are three major areas we broke it into: the east side, the middle and the west. Working east to west. The east flows south towards Stine Road. We are proposing a detention basin to mitigate that risk. There is about 13 acres that flows north east. We have proposed a detention basin with a connected pipe. This will slow it down and pull that water away and discharge it in a safe matter.

Mr. Wallace asked will dumping that stormwater affect anyone? Your plan is to dump that water into Mud Creek? Mr. Harrell responded it is already dumping there. We just want to make sure it does not run through Green Meadows and pull it away from those residents. Commissioner Wilt stated this sounds like it will improve Green Meadows and the new subdivision.

Mr. Wallace asked about the possible cost to the home owners. Mr. Harrell responded we have to reduce this water rate, to be in accordance with those (county) guidelines and reduce water flow. Mr. Smith stated this is going to take additional costs there we normally would due to the storm water. It is going to cost us but we think making those improvements is the right thing.

Commissioner Wilt asked about the density, saying people are more interested in these small lots, what is the range of the cost of these homes. What is the value? Mr. Smith responded we anticipate these houses starting at \$250,000 to \$300,000; the cost per square foot is going up. People are looking at putting more in their house then into the lot. Also, the family makeup is changing, population is getting older and they are looking to live in ranches and smaller lots. The housing market is considerably different than what it has been in the last 50 years. We plan to offer a mix of two-story homes and ranches. We think the value is very strong for the area.

Commissioner Wilt asked Mrs. Roberge if she sees the trend in real estate. Mrs. Roberge responded where is this market study or how many people did you reach out to? Mr. Smith responded this is coming from the builder, they know who their buyers are and they know their buyers are looking at these lots.

Commissioner Lohnes stated the plans say 1,600 sq. ft. and you just said they go up to 2,500 sq. ft. Mr. Smith explained, they are up to 2,500 sq. ft., what we allowed for was the minimum.

Mrs. Roberge asked who is the builder? Mr. Smith responded we do not have a builder yet

Mrs. Jo Anderson stated I do not disagree with the density. I worry about the adjacent property owners in Green Meadows that back up to these houses. I worry it will affect their quality of life and I am proposing a buffer. I am also concerned about the traffic and the effect that will have, but that will be looked at during the traffic study.

Mr. Smith responded we can add a buffer. I do not see objection to that. We should be able to accommodate that.

Mr. Knight stated he has three questions. One, the existing sewer system that is involved in Enon, does it have the ability to handle this capacity, and does the existing sewer system handle this flow. Two, is about fire service. You have water running to these places but is it enough pressure for an emergency. Three, around the retention basins, what protection do you have to keep children safe?

Mr. Harrell responded in regards to utilities, we showed them our preliminary plan and they had some recommendations and we have a layout for water and sewer. As we move on through the next phase, that is where we get those answers flushed out. With regards to the detention basins they will be dry. The only time they will have water in them is during storm events.

Mr. Knight asked what if we approve this and then Enon finds out they have to update their entire water system because you have not done a study. Why would we go through with this? Mr. Harrell responded if there needs to be an upgrade then this is covered by the developer. We are working with county utilities so we know where we need to make these connections to help build this water network and by connecting from four different locations you will have better flows and better quality of drinking water.

Mr. Knight stated there seems to be a lot of unknowns

Ms. Maurer asked do you know the depths of these basins. Mr. Harrell responded I do not know the true depths but they have done some investigating and there is no standing water.

Chuck Bauer, Director Clark County Utilities, we have the capacity of water and sanitary sewer for this development. The south west regional sewer plant's capacity is 4 million gallons a day and we are currently at 1.5 million gallons a day. So we have plenty of capacity at the plant. This development is close to main sewer lines. We expect 30,000 to 40,000

gallons per day of waste water and water usage for this build out which sounds like a lot but compared to the capacity we have is a fairly small add on to our system. We reached out to the Village of Enon and they have the capacity to serve this.

Chairperson Scholl asked about the water pressure and it is adequate? Mr. Bauer responded yes it is. In 2005-06 the County and the Village of Enon collectivity worked together and put a water line along Stine Road. There was also a million gallon water storage tank put out in Holliday Valley with the idea of growth in this area.

Ms. Maurer asked have you met with the neighbors. Mr. Smith responded not yet. Ms. Maurer added it would be nice if the neighbors could be involved in the planning process.

Ms. Maurer asked who will pay for the infrastructure. Mr. Smith responded as part of the development we will put that in. We know it is a problem and we want to help with it to benefit everyone. We want to help solve this problem.

Chairperson Scholl stated back when Green Meadows Subdivision was done there were no stormwater regulations in effect. Today, developers have to deal with stormwater issues at their expense. He stated adding a buffer for some privacy would help those homeowners. I think this is a good use of this property. When you can have a community within walking distance of a school is a good thing. It would be nice if the lots were a little bit bigger, but if this is what people are asking for then the builder knows what the market is.

Mr. Knight stated you have houses that are essentially 10 ft. apart. There is no privacy.

Ms. Maurer stated that they should just build condominiums. It is a small yard, maybe no one wants to deal with the yards at all. That would give more latitude for green space.

Mr. Smith responded condominiums are not being sold as condominiums. They are building houses similar to these on private streets and private lots.

Responding to background chatter and noise, Chairperson Scholl asked those on the Zoom call listening to the Board's discussion to mute yourself as this is not a public hearing.

Ms. Maurer asked who will maintain the green spaces. Mr. Smith responded there will be an HOA (Homeowners Association).

Mrs. Roberge informed the Board she will have to leave the meeting at 3:20 pm.

John Burr, County Engineer, explained that the green spaces will be maintained one way or another.

Mrs. Roberge asked if they are open to having larger lot sizes. Mr. Smith said he would bring it to the owner.

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Commissioner Wilt asked for Mr. Neimayer to lay out the next steps. Mr. Neimayer explained following a recommendation from the County Planning Commission the next step is a public hearing before the Rural Zoning Commission. The final step/decision is with the County Commissioners following their own public hearing.

Chairperson Scholl explained I do not think they would make the lots this size if they did not think there was a market for it. I think we would like to see the buffer but as far as the width of the lots I do not have a problem with it.

Commissioner Wilt added we do need housing. Chairperson Scholl further added I agree it is a good plan.

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

Action on Rezoning Case #Z-2021-05 ~ Property Owner: Hillside Creek Farms LLC ~ Agent: Gary Smith ~ Location: 6766 Stine Rd., Mad River Twp. ~ Request: to rezone 42.05 acres from, A-1 and R-1 to PD-R for a 170-lot single-family subdivision.

Mrs. Maurer made a motion to deny the rezoning case at this time, seconded by Mr. Knight. This motion was not in the proper form per County Planning Commission Rules.

Motion by Commissioner Wilt, seconded by Mrs. Anderson, to **Approve** the rezoning case as presented with consideration of additional setbacks and buffers for those properties abutting the Green Meadows subdivision on Green Meadows Dr. and Sterling Dr., and with staff recommendations.

VOTE: Yes: Commissioner Wilt, Mrs. Anderson and Mr. Scholl.

No: Commissioner Lohnes, Ms. Maurer, Commissioner McGlothin, Mr. Knight, Mrs. Roberge, Mr. Stickney, Mr. Wallace and Mr. Kitchen.

Motion defeated. A recommendation to deny the rezoning request will be forward to the Rural Zoning Commission.

Staff Comments

Mr. Neimayer stated the next scheduled meetings June 2 and July 7, 2021.

Adjournment

Motion by Mrs. Roberge, seconded by Commissioner McGlothin, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:25 pm.

Mr. Mark Scholl, Chairperson