

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, May 6, 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 3:00 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Ms. Theresa Hartley, Mr. Charles Morris, Ms. Kathryn Lewis-Campbell and Mr. Chuck Harris.

Absent For Roll Call: Mr. Dan Kelly and Mr. Dick Shaw.

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

Approval of the April 8, 2021 Minutes

Approval of the minutes was deferred to the next meeting due to lack of eligible voting members.

Chairperson Hanlon asked Staff to present the first case.

Case #S-2021-04 ~ Owner/ Applicant: Springfield Township Trustees ~ Location: 3600 E. National Rd. ~ Request: Rezone 0.32 acres from B-3 to B-3S to include all permitted uses in B-1, B-2 and B-3 except for the sale, rent or lease of new and used motor vehicles, boat and marine equipment, mobile homes and utility trailer, as well as excluding all Conditional Uses in any 'B' District.

Mr. Allan Neimayer, Senior Planner, stated the subject property is located at 3600 E. National Rd. and consists of 0.32± acres. The property is currently zoned B-3 (General Business District). The Applicants would like to rezone the property to B-3S (General Business District Specific Use) for the following uses: all permitted uses in B-1, B-2 and B-3 Districts except for the sale, rent or lease of new and used motor vehicles, boat and marine equipment, mobile homes and utility trailer, as well as excluding all Conditional Uses in any 'B' District. Mr. Neimayer reviewed slides of zoning and land use of the surrounding area. Staff recommends the Applicant's request to rezone the subject property to B-3S be approved as presented. Staff further recommends that there be no direct access to E. National Rd.

Mrs. Jennifer Tuttle added that the Trustees agreed about the parking lot area. There could be a requirement to go through a variance for reduction. She further added that this would go to auction. This is the preferred direction, putting the property into the proper zoning for future auction.

Action on Case #S-2021-04 ~ Owner/ Applicant: Springfield Township Trustees ~ Location: 3600 E. National Rd. ~ Request: Rezone 0.32 acres from B-3 to B-3S to include all permitted uses in B-1, B-2 and B-3 except for the sale, rent or lease of new and used motor vehicles, boat and marine equipment, mobile homes and utility trailer, as well as excluding all Conditional Uses in any 'B' District.

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

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

No: None.

Motion carried.

Chairperson Hanlon asked Staff to present the next case.

Case #S-2021-05 ~ Owner/ Applicant: Potter's House Church of God; Agent: Jonathan Schaaf ~ Location: 3551 Springfield-Xenia Rd. ~ Request: to rezone 12.17 acres from A to PD-3 to allow for a funeral home, crematorium, cemetery, outdoor event space and banquet center.

Mr. Neimayer stated that the subject property is located at 3551 Springfield-Jamestown Rd. and consists of 12.17 acres. The property is currently zoned A (Agricultural District). The Applicant would like to rezone the property to PD-3 (Planned Business District) for the following uses: funeral home, crematorium, cemetery, and an outdoor event space and banquet center. Mr. Neimayer reviewed slides of zoning and land use of the surrounding area. Staff recommends the Applicant's request to rezone the subject property to PD-3 (Planned Business District) be approved as presented subject to the following conditions:

1. Approval by the Combined Health District, or Ohio EPA as necessary, for provisions of water and wastewater treatment systems.
2. Approval by ODOT for the proposed uses.

Mr. Neimayer noted that this rezoning request has not been reviewed by the Technical Review Committee. They will see it next week before the township's Zoning Commission meeting.

Greg Snyder, representative for Agent Jonathan Schaaf. Mr. Snyder stated that the site plan is accurate except for not having the cemetery on there. The site plan is a good indicator of what we plan to do.

Chairperson Hanlon asked have you heard from neighbors. Mrs. Tuttle responded I have heard from a couple neighbors. Once they get the notices for the public hearing we will know a little more.

Chairperson Hanlon stated I do not see access being a problem. Mr. Snyder added the long driveway that currently exists is what makes this ideal.

Ms. Hartley stated that every funeral will impact a public ROW; it is a funeral.

Mr. Morris asked where will the crematorium be located? Mr. Snyder responded there is a small building off of the Church and the ideal location for that use.

Action on Case #S-2021-05 ~ Owner/ Applicant: Potter's House Church of God; Agent: Jonathan Schaaf ~ Location: 3551 Springfield-Xenia Rd.; Request: to rezone 12.17 acres from A to PD-3 to allow for a funeral home, crematorium, cemetery, outdoor event space and banquet center

Motion by Mr. Morris, seconded Mr. Harris to recommend ***Approval*** as presented

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

No: None.

Motion carried.

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Staff Comments

Mr. Neimayer stated the next scheduled meetings are June 3 and July 8, 2021.

Mr. Neimayer raised the issue of returning to in-person meetings. Following discussion, the Board agreed to return to in-person meetings starting in June.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:21 pm.

Mr. Michael Hanlon, Chairperson