

Minutes

CEDA Regional Planning Commission

Zoom Meeting ~ 3:00 pm.
Thursday, May 7, 2020

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Chairperson Hanlon of the CEDA Regional Planning Commission called the Zoom meeting to order at 3:01 pm. and asked for the Roll Call.

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

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 January 9, 2020 Minutes

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

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

No: None.

Motion carried.

Chairperson Hanlon asked staff to present the case

Case #S-2020-02 ~ Property Owner/Applicants: Investacorr Inc. ~ Location: PID #300-07-00026-201-065; Springfield Twp. ~ adjacent to 2373 Old Selma Rd. ~ Request: Rezone 1.076 acres from R-1 to I-2 (General Industrial District) to be combined with 2373 Old Selma Rd. for a new roofing business.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located at 2373 Old Selma Rd. and consists of 5.19 acres. The property currently has split zoning: I-2 and R-1. The Applicant would like to rezone the 1.076 acres zoned R-1 to I-2 (General Business District) to accommodate the proposed building and parking development plan for Ohio Indiana Roofing.

The CONNECT Clark County Comprehensive Plan identifies the subject property as Industrial. There are no public Utilities along this section of Old Selma Rd. Old Selma Rd. is identified on the Thoroughfare Plan as a Local Road. It has a right-of-way of 60 ft. Leffel Lane to the north is identified as a Primary Arterial with a right-of-way of 100 ft.

Staff recommends the Applicant's request to rezone the subject 1.076 acres from R-1 to I-2 be approved as presented.

Mr. Morris asked if there is a business at the property right now. Mr. Neimayer responded he does not think so. There used to be years ago. I will let the Applicant speak to that. Mr. Morris states, I drove past it and it looks like there was activity there. Mr. Morris asked is this company out of Indiana? Mr. Neimayer responded yes.

Mr. Hanlon asked the Applicant if he can explain if anything is happening on the site? Derik Ouellette, Applicant, responded there is some site work happening and there is a building there.

Hearing no further discussion from the Board, Chairperson Hanlon asked for a motion.

Action on Case #S-2020-02 ~ Property Owner/Applicants: Investacorr Inc. ~ Location: PID #300-07-00026-201-065; Springfield Twp. ~ adjacent to 2373 Old Selma Rd. ~ Request: Rezone 1.076 acres from R-1 to I-2 (General Industrial District) to be combined with 2373 Old Selma Rd. for a new roofing business.

Motion by Mrs. Roberge, seconded Ms. Hartley, to recommend **Approval** as presented.

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

No: None

Motion carried.

Election of Vice-Chairperson for 2020

Mrs. Roberge made a motion to elect Mr. Dan Kelly as Vice-Chairperson, seconded by Mr. Morris.

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

No: None.

Motion carried.

Adjournment

Motion by Mrs. Roberge, seconded by Ms. Hartley, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:15pm.

Mr. Michael Hanlon, Chairperson