

# ***Minutes***

## ***CEDA Regional Planning Commission***

Special Meeting ~ 3:00 pm.  
Thursday, May 16, 2022

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Mike Hanlon, Chairperson of the CEDA Regional Planning Commission, called the Special Meeting to order at 3:00 pm and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Mr. Charles Morris, Mr. Chuck Harris, Mr. Dan Kelly,  
Ms. Susan Foreman, Ms. Theresa Hartley, Mrs. Kathryn Lewis-Campbell.

Absent For Roll Call: None.

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

Chairperson Hanlon asked Staff to present the case

**CEDA Rezoning Case #2022-Z-02 ~ Property Owners Karlene Johnson & Jeffrey Sparks ~ Applicant Matt Schutte, Northpoint Development ~ Location: 3907 Laybourne Rd. (Johnson); City of Springfield 3637 Laybourne Rd.(Sparks) Springfield Township ~ Request: to rezone the subject property from "Township A" (Johnson property) and "A" (Sparks Property) to "City M-1" (General Manufacturing District).**

Mr. Allan Neimayer, Senior Planner, introduced the city staff report. The subject properties are located at 3907 Laybourne Rd., the Johnson property, and 3637 Laybourne Rd., the Sparks property. The Johnson property was annexed into the City of Springfield in 2000, but continues to have the Township A (agriculture zoning district. The Sparks property also has the agriculture zoning district. The request is to rezone the subject property to the City M-1. Mr. Neimayer reviewed the slides of zoning and land use of the area.

Mr. Neimayer stated that the Sparks property is made up of two parcels that needed to be separated. He explained that the second parcel of the Sparks property is about 2.5 acres. Mr. Neimayer explained that the other part of the Sparks property is to be attached to the Johnsons property.

Steve Thompson with the City of Springfield introduced himself and stated that he, with his department at the City, did not receive any objection from city departments. However, he was advised to get the approval of some departments. He stated that he and the developer were present to answer any questions.

Mr. Morris asked about if the south parcel and whether there was the little sliver land on the south side of I-70. Mr. Thompson responded yes. Mr. Morris then asked what is to be done with that little sliver of land. Mr. Thompson referred back to the slides and stated that is part of the Sparks property. However, it should have been split. Mr. Morris asked what the acreage is on that land. Mr. Neimayer responded was approximately 0.6 acres.

Mr. Kelly asked if the taxes go to the city after the property is annexed. Mr. Thompson responded the income tax does, or at least a certain portion of it does. Mr. Kelly then asked if there have been any neighboring complaints about this. Mr. Thompson responded that they have not received any. Mr. Kelly asked what is going in the area since it is the City's jurisdiction. Mr. Thompson deferred to the Applicant.

Matt Gaston, Applicant, with Northpoint Development. Mr. Gaston explained that the plan is to build spaces for tenants, such as future employment centers. He explained that the reason is because it is an ideal location and the plan is in high demand at the moment. The future employment center also falls under M-1. He explained that they are proposing to build two cross-dock facilities between 460,000 square feet and a little over 500,000 square feet. Mr. Gaston stated the plan is to lease these buildings and spaces. He explained that the proposal will not interfere with the residents of Laybourne Road further elaborating that I-70 is a direct route for trucks. He stated that the projections of this project are a \$76 million investment, 978,000 square foot of space, and 650 job opportunities that would open. The Applicant showed examples of past project they developed and then asked for questions.

Ms. Foreman asked how large the Gabe's building is. The Applicant responded he believed it is 860,000 square feet.

Mr. Morris asked if the Applicant could explain how the traffic flow would work again. The Applicant answered that everything would go through Laybourne Road because Laybourne connects to I-70 ramps. He stated that traffic already goes through Laybourne and his trucks would arrive in spaced out intervals within sixteen hours each day, which should not be a disturbance. He stated that it should only be about 80 trucks throughout the whole day.

Mr. Kelly comments that the Applicant has no idea who the tenants are and asked if they (Northpoint Development) just build and sell the buildings. The Applicant responded that they do not sell their buildings, they lease their buildings.

Mr. Neimayer recapped by explaining that they have the corrected survey, verifying that it has been done and recorded, the lot-split of the Sparks property, which results in a part of the property to become a part of an adjacent property, and then the rezoning request. The request is for the property to be rezoned, with the understanding that other (lot split) steps will need to occur for this request to be fulfilled.

Matt Schutte with Northpoint Development stated we might annex all of the Sparks property. Mr. Neimayer stated that would leave it with split zoning and we do not encourage that. Chairperson Halon asked can we consider this as it is. Mr. Neimayer responded the request is for the rezoning, with an understanding the other items need to be done. City staff can then follow up with the developer on how they need to proceed.

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

# Minutes

## CEDA Regional Planning Commission

Action CEDA Rezoning Case #2022-Z-02 ~ Property Owners Karlene Johnson & Jeffrey Sparks ~ Applicant Matt Schutte, Northpoint Development ~ Location: 3907 Laybourne Rd. (Johnson); City of Springfield 3637 Laybourne Rd.(Sparks) Springfield Township ~ Request: to rezone the subject property from "Township A" (Johnson property) and "A" (Sparks Property) to "City M-1" (General Manufacturing District).

Motion by Mr. Kelly, seconded by Mr. Harris, to recommend **Approval** as presented subject to the following stipulations:

1. The corrected boundary survey and legal description of Parcel #300-07-00009-000-021 in Springfield Township is filed with the County Recorder's Office.
2. Approximately 35± acres of Parcel #300-07-00009-000-021 is needed for the proposed development and must be split off from that parcel. To accomplish this lot split, the following is required:
  - a. Because this 35± acres would not have the minimum lot frontage on Laybourne Rd. under Springfield Township zoning, a variance to the township's minimum lot frontage is required before the lot split can be approved.
  - b. The remaining acreage of Parcel #300-07-00009-000-021 shall be combined with the adjacent parcel currently owned by Jeffrey G. Sparks.
3. The approved lot split and lot split-attachment shall be filed with the County Recorder's Office.
4. The newly created 35± acres, zoned City M-1, is annexed to the City of Springfield and combined with Parcel #305-07-00009-000-011.
5. Pending comments by the City Service Department.

Alternate to the above lot split, the Applicant (Northpoint Development) acquire all of the subject Sparks property (37± acres), annex to the City of Springfield and rezone to City M-1.

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

**No:** None.

***Motion carried.***

### **Staff Comments**

Mr. Neimayer stated the next scheduled meetings are June 2 and July 7 2022.

### **Adjournment**

Motion by Ms. Hartley, seconded by Mr. Kelly, to **Adjourn**.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 3:26 pm.

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Mr. Michael Hanlon, Chairperson