

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, June 4, 2020

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

This CEDA Meeting is being held through Zoom due to the COVID-19 guidelines & regulations.

Mr. Dan Kelly, Vice-Chairperson of the CEDA Regional Planning Commission, called the meeting to order at 3:15 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Dan Kelly, Mr. Charles Morris, Mrs. Charlene Roberge and Mr. Dick Shaw.

Absent For Roll Call: Mr. Mike Hanlon, Ms. Theresa Hartley and Ms. Kathryn Lewis-Campbell.

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

Approval of the May 7, 2020 Minutes

Vice-Chairperson Kelly noted that approval of the May 7, 2020 minutes will be deferred to the next meeting due to the lack of eligible voting Board members on those minutes.

Vice-Chairperson Kelly asked Staff to present the case.

Case #S-2020-03 ~ Property Owners/ Applicants: Terry & Mary Adkins ~ Location: 2721 Selma Pike, Springfield Twp. ~ Request: To rezone 21.04 acres from B-1 & R-1 to PD-3 (Planned Business District)

Mr. Allan Neimayer, Senior Planner, stated the subject property is located at 2721 Selma Pike and consists of 21.04 acres. The property has split zoning: B-1 (Neighborhood Business District), north side along Selma Pike, and R-1 (Single-Family Residential District), interior of the property. This split zoning has existed since the original zoning map was adopted by Springfield Township on December 3, 1964. The Applicants use the property for a mix of land uses: residential, agricultural and business uses have occurred on the property. According to the County Auditor's records, the existing accessory structures were built in the early 1990's.

In April 2020, a zoning complaint was made regarding an indoor & outdoor shooting range and gun glass training business that are located on the R-1 zoned area of the subject property. A zoning violation letter dated April 30, 2020 was sent to the property owner of these land use violations. The Applicants have filed this rezoning request to PD-3 (Planned Business District) to bring this mix land uses under a proper zoning district.

After the code enforcement letter was sent and follow up discussions with the Applicant's, Staff recommended PD-3 (Planned Business District) zoning to the Applicants as the best available zoning district to address all of the requested land uses while being most efficient zoning process for the Applicants.

Vice-Chairperson Kelly asked, is there any other neighbors objecting to this at this time? Mr. Neimayer responded no.

Mr. Shaw asked, did they (neighbors) get a notification for this meeting? Mr. Neimayer responded, this is not a public hearing so no, not for this (CEDA) meeting. Mr. Shaw asked, so the neighbors to the south seem to line up to a subdivision? Mr. Neimayer responded yes. Vice-Chairperson Kelly stated my main concern is you have a vet office and a lot of residential areas. You have the noise and the danger of guns. And I am sure they are good teachers.

Mr. Morris asked, as far as the CCW classes, they do their shooting? That land is flat. If they got approved for a shooting range where do they propose to put it? Mary Adkins, Applicant, responded that if you look at the diagram, the narrowest part that has about approximately 10 to 12 ft. of berm. It comes back 60 ft. to 75 ft. Mr. Morris then asked, how tall is it? Mrs. Adkins responded 10 ft. to 12 ft. It needs to be about 72 inches to stop any rounds. We will be shooting very small caliber.

Mr. Morris stated I think the shooting range needs to be guided by whatever the NRA comes up with.

Terry Adkins, Applicant, stated the class is usually about 10 to 12 students.

Vice-Chairperson Kelly asked, how often do classes take place? Mr. Adkins responded on weekends and the shooting is from 12:30 to 2:00 pm.

Mr. Shaw asked, will this be ground level? Mr. Adkins responded when they were here the other day they took some pictures of how it is now. Even the deputies were here and they were pleasantly surprised how well the berm was constructed.

Vice-Chairperson Kelly asked, what is the biggest complaint? Mr. Adkins responded we just recently talked to north neighbor. He had not had time to send a letter but he was going to do that.

Vice-Chairperson Kelly asked, there is a gun range on E. Leffel Lane right? Is that an option to go there for actual shooting? Mrs. Adkins responded no, it is not an option.

Mrs. Roberge stated my concern would be the noise for the neighbors. Vice-Chairperson Kelly added, and mine would be too. Mr. Adkins responded and ours is too, but that is why we are using a berm. You can shoot without using any restrictions what so ever, and we hear a lot of neighbors shooting.

Mr. Morris asked, so when you here the noise you know people are shooting?

Mrs. Roberge asked, was this a complaint? Mr. Neimayer responded yes.

Mrs. Adkins stated one person shoots at a time. We are behind their shoulder as they shoot.

Mr. Adkins stated one thing people do not understand of a CCW, the firing is the very end result. You do not just pull it out and shoot. The objective of the class is to teach them to be safe comfortable and not afraid to handle it.

Mrs. Roberge asked, you are talking about first time shooters? Mrs. Adkins responded that is why I stand right behind them.

Mrs. Roberge asked, how long have you been doing this? Mrs. Adkins responded I got my certification in 2018.

Mr. Morris asked, did you build the berm yourself? Mr. Adkins responded yes.

Mr. Adkins stated that our plan was to build it up with lumber and logs and more dirt, strengthen it and make it taller. We understand what the Board is saying. We want it to be as safe as possible.

Mrs. Roberge stated the challenge is that you need 1,000 ft. (separation from all lot lines) and you do not have it. Mrs. Adkins responded that is why we wanted to do the Planned District. Mr. Neimayer felt it was the best was to respond to that. Mr. Morris stated, I agree with that.

With no further questions for the Applicants, Vice-Chairperson Kelly asked for a motion.

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Action on Case #S-2020-03 ~ Property Owners/ Applicants: Terry & Mary Adkins ~ Location: 2721 Selma Pike, Springfield Twp. ~ Request: To rezone 21.04 acres from B-1 & R-1 to PD-3 (Planned Business District)

Motion by Mrs. Roberge to recommend **Approval** for residential and the other requested businesses presented with an extremely high recommendation that nothing be done with the shooting guns, school etc. until the US Energy and NRA give their seal of approval.

Mrs. Tuttle asked for clarification if the Board was opposed to the gun training – separate from the gun shooting. Board members indicated they were not opposed to gun training.

Mrs. Roberge then amended her motion to include gun training as a permitted business use.

Mrs. Adkins stated that those two agencies do not give a seal of approval. Vice-Chairman Kelly responded that needs to be taken up at the township level to decide.

Mr. Shaw seconded the motion as amended.

VOTE: Yes: Mrs. Roberge, Mr. Shaw, Mr. Kelly and Mr. Morris.

No: None.

Motion carried.

Adjournment

Motion by Mr. Morris, seconded by Mr. Shaw, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:00 pm.

Mr. Dan Kelly, Vice-Chairperson