

# ***Minutes***

## ***Clark County Planning Commission***

Regular Meeting ~ 2:00 p.m.  
Wednesday, July 7, 2021

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 pm. and asked for the Roll Call.

Present For Roll Call: Ms. Louise Maurer, Commissioner Lowell McGlothlin, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Ken Knight, Mr. Jay Kitchen, Mr. Don Wallace and Commissioner Melanie Wilt.

Absent For Roll Call: Commissioner Rick Lohnes and Mr. Dave Stickney.

Also in Attendance: Mr. Allan Neimayer and Ms. Rachel Clime from Clark County Community and Economic Development.

### **Approval of the May 5, 2021 Minutes**

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

**VOTE: Yes:** Mrs. Roberge, Mr. Knight, Ms. Maurer, Commissioner McGlothlin, Mr. Scholl, Mrs. Anderson, Mr. Wallace, Commissioner Wilt and Mr. Kitchen

**No:** None.

***Motion carried.***

Chairperson Scholl asked Staff to present the case.

**Case #G-2021-02 ~ Property Owner/ Applicant: Clark County Land Reutilization Corp. ~ Agent: Ethan Harris, Executive Director, CCLRC ~ Location: 1475 Upper Valley Pike; German Twp. ~ Request: to rezone 64.09 acres from B-1A (Pre-designed Shopping Center District) to M-1 (First Industrial District) for a business park development.**

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located at 1475 Upper Valley Pike in German Township and consists of 64.09 acres (PIDs #050-06-000-000-217 and #050-06-00018-600-004). The property is currently zoned B-1A (Pre-designed Shopping Center District) and R-4 (Multiple Family Residence District). The Applicant would like to rezone the property to M-1 (First Industrial District) for a business park. Mr. Neimayer reviewed slides of zoning and land use of the subject area. Staff recommends the Applicant's request to rezone the subject property from B-1A and R-4 to M-1 be approved as presented.

Mrs. Roberge asked no complaints. Mr. Neimayer responded no. Mrs. Roberge than asked, Sears owns that portion which is why it is not highlighted in the picture, correct? Mr. Neimayer responded that is correct. Mrs. Roberge asked do we know what Sears is going to do. Mr. Neimayer responded we do not.

Ethan Harris, Executive Director for Clark County Land Reutilization Corporation, stated we have been working 3 years to find an end user for the property. Retail commercial was the highest use but that is not what the market is doing. Physical retail is moving to online. The second best use is an industrial business park in hopes of them (ICP) drawing in the retail and/or residential. In that effort

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ICP purchased a property down the road (Former Tech 2 Building) and approached us. Both the County Commissioners and the Land Bank Board agreed with that. It has been a great partnership.

Mrs. Roberge asked what is the business. Mr. Harris responded an industrial type complex.

Jeff Martin with Industrial Commercial Properties (ICP) stated he is on the development team working with Ethan Harris and Alex Dietz for the last 3 or 4 months. As indicated we had great success up the road. As we saw the market interest, we were looking for big buildings. Our track record is taking a lot of large-scale underutilized property, 40 million sq. ft., across Michigan and Ohio. We have a good track record with not tearing down and reusing buildings by gutting the interior, give the exterior a face lift, add landscaping and turn it into a business park. It would be a mixture of different uses. None identified as of yet, but those conversations are happening.

Mr. Knight asked when you repurpose what can you do with a retail space and put in an industrial complex, warehouse sales. Mr. Martin responded in the mall sector we did a mall in Cleveland where we tore down two-thirds of that mall and redeveloped an amazon distribution center.

Mr. Knight asked what business. Mr. Martin responded ecommerce and distribution. We think this is a great geographical location. I do not see warehouses; we see light industrial and manufacturing.

Mr. Knight stated my only concern is that there is a lot of space in Clark County that is vacant. I am not questioning your business. Mr. Martin responded we will have our hands full here. We have had a lot of success up the street.

Mrs. Roberge stated I think it is great that you are coming in to make it something useful.

Commissioner Wilt stated I am curious of the people you are talking to coming into the community. Mr. Martin responded I would say this would get new jobs to the community.

Mrs. Anderson added you do have a good location with good access to US 68. I also heard you mention flexibility if residential is better use, so I appreciate that you are cultivating potential uses, national base firm. Mr. Martin responded it is a team effort. We do not have a formula for how this will go or turn out, but we are adaptable.

Mr. Knight asked, is this property incorporated or in the county? Mr. Neimayer responded the property is in German Township.

Chairperson Scholl stated they have some utilities out there.

Ms. Maurer asked if this venture is successful will you look at other ones in Springfield. Mr. Martin responded, yes we are one for one the Tech 2 project. We bought it last year and we are 100-percent full. There seems to be pent up demand in the market.

Mr. Knight asked what is the probability of the city trying to annex the property. Mr. Martin responded, we have an advantage being in the township.

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

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Action on Case #G-2021-02 ~ Property Owner/ Applicant: Clark County Land Reutilization Corp. ~ Agent: Ethan Harris, Executive Director, CCLRC ~ Location: 1475 Upper Valley Pike; German Twp. ~ Request: to rezone 64.09 acres from B-1A (Pre-designed Shopping Center District) to M-1 (First Industrial District) for a business park development

Motion by Mrs. Roberge, seconded by Mr. Knight, to **Approve** the rezoning case as presented.

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

**No:** None.

***Motion carried.***

### **Staff Comments**

Next scheduled meetings: August 4 and September 1, 2021.

### **Adjournment**

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

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 2:23 pm.

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Mr. Mark Scholl, Chairperson