

# Minutes

## CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.  
Thursday, July 8, 2021

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

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, Mrs. Kathryn Lewis-Campbell, Ms. Theresa Hartley, Mr. Charles Morris and Ms. Susan Foreman.

Absent For Roll Call: Mr. Dan Kelly and Mr. Chuck Harris.

Also in Attendance: Mr. Allan Neimayer and Ms. Rachel Clime of Community and Economic Development.

### Approval of the April 8, 2021 Minutes

Chairperson Hanlon noted approval of the April 8, 2021 minutes will be deferred to next meeting due to not enough eligible voting members.

### Approval of the May 6, 2021 Minutes

Motion by Mr. Morris, seconded by Ms. Hartley, to **Approve** the minutes as presented.

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

No: None.

Abstain: Ms. Foreman.

***Motion carried.***

Chairperson Hanlon asked Staff to present the case.

### **Case #S-2021-06 ~ Property Owner: Nal Vanny & Saolin ~ Applicant: Mz Hunni's Busy Bee Learning Academy ~ Location: 451 Upper Valley Pike, Springfield Twp. ~ Request: Rezone 3.22 acres from O-2 to OR-1 to convert a home to a daycare/childcare facility.**

Mr. Neimayer stated the subject property is located at 451 Upper Valley Pike and consists of 3.22 acres. The property is currently zoned O-2 (Office District). The Applicant would like to rezone the property to OR-1 (Office Residential District) to convert the home to a daycare / childcare facility. Mr. Neimayer reviewed slides of zoning and land use of the surrounding area. Staff encourages the Applicant to provide additional off-street parking spaces than the minimum number required per zoning to better accommodate for dropping-off & picking-up of children at the facility. Staff recommends the Applicant's request to rezone the subject property from O-2 to OR-1 be approved as presented with the condition that the following off-street parking ratio be used for the development: 1 space for each staff member plus 1 space for every 10 children.

Ms. Foreman asked if there was room for the required parking. Mr. Neimayer responded yes.

Mr. Morris asked if this was an active learning academy. Mary Howard, Applicant, responded the daycare is in the process of opening. Mr. Morris asked if the property is vacant. The Applicant responded we are there painting but the business is not open. Mr. Morris stated he drove around and saw a car parked in the back. The Applicant responded the car is there to make people think

someone are staying there because of the breaking and entering.

Mr. Morris asked if it (parking area) will all be paved. The Applicant responded that is the plan.

Mr. Morris asked do you have a start date. The Applicant responded September or October is when we plan to finish this whole process. Mr. Morris then asked how many kids. The Applicant responded upwards of 40 kids and we are running 3 shifts.

Chairperson Hanlon asked if the Board had any more questions. Hearing none Chairperson Hanlon asked for a motion.

**Action on Case #S-2021-06 ~ Property Owner: Nal Vanny & Saolin ~ Applicant: Mz Hunni's Busy Bee Learning Academy ~ Location: 451 Upper Valley Pike, Springfield Twp. ~ Request: Rezone 3.22 acres from O-2 to OR-1 to convert a home to a daycare/childcare facility.**

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

**VOTE:** Yes: Ms. Hartley, Ms. Lewis-Campbell, Mr. Morris and Ms. Foreman.  
No: None.

***Motion carried.***

**Staff Comments**

Next Scheduled Meetings: August 5 and September 2, 2021.

**Adjournment**

Motion by Ms. Hartley seconded by Ms. Forman to **Adjourn.**

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 3:12 pm.

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Mr. Michael Hanlon, Chairperson