

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, August 5, 2020

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

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

Mr. Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:10 pm. and asked for the Roll Call.

Present For Roll Call: Mrs. Roberge, Ms. Maurer, Commissioner McGlothlin, Commissioner Lohnes, Mr. Scholl, Mr. Knight, Mr. Kitchen, Mr. Stickney and Commissioner Wilt.

Absent For Roll Call: Mrs. Anderson and Mr. Wallace.

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

Chairperson Scholl asked for the approval of the minutes.

Approval of the June 3, 2020 Minutes

Motion by Mrs. Roberge, seconded by Commissioner McGlothlin, to **Approve** the minutes with Mr. Scholl's noted change on Page 2 of November 3, 1059 to November 3, 1959.

VOTE: Yes: Mrs. Roberge, Commissioner McGlothlin, Commissioner Lohnes, Ms. Maurer, Mr. Knight, Mr. Scholl, Mr. Stickney, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Chairperson Scholl asked Staff to present the case.

Rezoning Case #Z-2020-06 ~ Property Owner: Waymire Farms LLC ~ Applicant: Chris Waymire ~ Location: Adjacent to 2353 Cortsville Rd., Green Twp. ~ PID #110-16-01185-000-013 ~ Request: Rezone 83+ acres from A-1 to PD-M for a wedding venue, and agricultural uses.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located adjacent to 2353 Cortsville Rd, PID#110-16-01185-000-013, and consists of 90.04 acres. The property is zoned A-1 (Agricultural District). The Applicant would like to rezone 83+/- acres for an event venue (i.e., weddings, class reunions and similar events). The remaining 8+ acres will remain A-1 for three (3) future lot splits.

Mr. Neimayer reviewed the Planned District rezoning process and requirements. Looking back at prior PD rezoning cases, it was discovered the PD rezoning process in Chapter 4 was not completely followed. Staff is recommending Preliminary and Final Plan Approval as an event venue and agricultural uses subject to compliance with the following:

1. Applicant shall split off proposed 8± acres along Cortsville Rd. into parcels per the Clark County Subdivision Regulations (this to avoid split zoning).
2. Applicant shall receive approval form the Clark County Combined Health District for on-site utilities (water and wastewater treatment systems).

3. Applicant shall receive approval from the County Engineer's Office for access/driveway off of Cortsville Rd.
4. Applicant shall receive approval from the County Engineer's Office for storm water management.

Mr. Neimayer spoke on communication the Applicant has had with the OEPA and Clark County Combined Health District regarding onsite utilities. The Applicant has also met with Clark Soil & Water Conservation Staff regarding the proposed pond. The pond is not a necessity, but more for aesthetics.

Commissioner Wilt asked what kind of road or traffic study will be done. She knows Cortsville road pretty well and does not expect traffic to rise to the need of any kind of signal or stop. She is thinking more for safety. Mr. Neimayer responded, the county engineers, in their letter, left that as an open door. They said a traffic analysis may be necessary, but they will have to wait and see actual traffic volumes. Leaving it open meaning if they need to do a drop lane turning in and out they will come back with the Applicant and get those improvements made. But as of now

Mrs. Roberge stated I think it is good for new business in Clark County. Great idea

Commissioner Lohnes asked, how far out from Rout 72 is that? The Applicant responded, between two and three miles.

Commissioner Wilt stated, this is Green Township so any fire or ems or safety response will come from Green Township or Husted?

Commissioner Lohnes asked how close that is to the fire and ems facility. The Applicant stated Husted services that area. Commissioner Lohnes then asked, what about Pitchin? The Applicant stated we are closer to Pitchin, but Husted services us. Mr. Kitchen added service to the golf course comes from Husted.

Commissioner Lohnes asked have you had any experiences with 911 responses. The Applicant responded yes we have had a field fire. Commissioner Lohnes, did you get transferred to someone in Enon? The Applicant responded, we do not know. We called 911 and the response was quick, we had 100 acres burn.

Commissioner Lohnes asked what the overall timing of this project is and will you sell alcohol? The Applicant responded, as far timing, it depends when our approval is. As you know it is hard to work in winter. We hope were approved and can get started as soon as possible. As far as alcohol, were are not planning on selling. The hope is we want to break ground in the fall and have our first event in July 2021.

Commissioner McGlothlin stated we always welcome businesses in the county. We hope we can get this passed. Maria Waymire added, we do think there is a need. It will provide opportunity for local business, catering, photography, and on top of the venue itself, we have several other wedding planners that are involved with a wedding. There is opportunity to add more jobs.

Mr. Kitchen asked, what is the capacity of the space? The Applicant replied, up to 300 people.

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

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Action on Rezoning Case #Z-2020-06 ~ Property Owner: Waymire Farms LLC ~ Applicant: Chris Waymire ~ Location: Adjacent to 2353 Cortsville Rd., Green Twp. ~ PID #110-16-01185-000-013 ~ Request: Rezone 83+ acres from A-1 to PD-M for a wedding venue, and agricultural uses

Motion by Mrs. Roberge, seconded by Commissioner McGlothin, to **Approve** the rezoning case as presented with the same four conditions as noted by Staff.

VOTE: Yes: Mrs. Roberge, Commissioner McGlothin, Commissioner Lohnes, Ms. Maurer, Mr. Knight, Mr. Scholl, Mr. Stickney, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated there are three new rezoning cases for the September 2, 2020 meeting.

Mr. Neimayer informed the Board on the status of the proposed zoning text amendments and continued working with the Rural Zoning Commission.

Adjournment.

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:40 pm.

Mr. Mark Scholl, Chairperson