

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9:00 am.
Thursday, August 13, 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. Ken Brust, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 9:09 am. and asked for the Roll Call.

Present For Roll Call: Mr. Ken Brust, Mr. Wayne Leis, Mr. John Hays, Mr. Bob Jurick, Mr. Larry Spahr and Mr. Pete Lane.

Absent For Roll Call: None.

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

Chairperson Brust explained how the meeting will be held.

Chairperson Brust asked for the approval of the minutes.

Approval of the June 11, 2020 Minutes

Motion by Mr. Lane, seconded by Mr. Leis, to **Approve** the minutes with Mr. Jurick's correction on Page 1 of November 3, 1059 to November 3, 1959.

VOTE: Yes: Mr. Lane, Mr. Leis, Mr. Hays, Mr. Jurick and Mr. Spahr

No: None

Abstain: Chairperson Brust.

Motion Carried.

Chairperson Brust 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 an event venue (i.e., wedding venue, family reunion and similar gatherings) and agricultural uses.

Mr. Allan Neimayer, Senior Planner, stated that the subject property is located adjacent to 2353 Cortsville Road, 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 80+/- acres for an event venue (wedding venue, family reunion and similar gatherings) and agricultural uses. 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 from 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.

The County Planning Commission held a Zoom meeting on August 5, 2020 to hear this case. Following discussion, the CPC passed a motion recommending to the Rural Zoning Commission that the Applicant's rezoning request be approved as presented subject to the same four conditions as noted by Staff.

Mr. Neimayer read a letter from Carol Goodbar, a neighbor, who approves of the zoning change. Mr. Neimayer also spoke of conversations he had with Grover Butler, another neighbor, about the rezoning process and proposes uses of the subject property.

Mr. Jurick asked, how much of the PD-M will stay in agricultural use? Mr. Neimayer responded roughly 78 acres. Mr. Jurick asked, if they decide to expand or change the number of acres left in agricultural use, they would need to come back? Mr. Neimayer responded that is correct. If they want to add buildings they would need to come back. Staff has been explained that to the Applicant.

Hearing no further questions for Staff, Chairperson Brust opened the public hearing at 9:20 am and asked if the Applicant would like to speak.

Chris Waymire, Applicant, 8132 North River Rd., was sworn in. Mr. Waymire stated, I have spoken with most of the surrounding land owners, and we have answered questions they have had.

Chairperson Brust asked if anyone wished to speak in favor of this case. There were none. He then asked if anyone wished to speak in opposition of this case.

Rod Barclay, 1914 S. River Rd., was sworn in. Mr. Barclay stated, my property is east of the venue. Our biggest concerns would be, since we are a 200 acre working farm, is this going to tie our hands in the future if we want to apply manure or build a hog barn? Have there been any studies on traffic? Will they sell alcohol? If they are having an event and it is over after midnight, all that traffic will go by our house. We live in a farm house that was built in 1958 that sits 50 ft. off the road. Have any of these issues been addressed?

Mr. Neimayer responded, the County Engineers Office at this time do not see any changes that need to be made with the roads. Mr. Neimayer added, the County Planning Commission had the same questions about the alcohol. He then asked the Applicant to explain how the serving of alcohol would be handled. The Applicant explained, we are not going to get an alcohol license. If the party would like alcohol, then they would hire a bartender who would carry their own license.

Chairperson Brust asked if anyone wish to speak in favor of this case. There were none. He then asked if anyone wished to speak in opposition to the case. There were none.

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Chairperson Brust closed the public hearing at 9:26 am. and asked for Board discussion.

Hearing none, Chairperson Brust asked for a motion.

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 an event venue (i.e., wedding venue, family reunion and similar gatherings) and agricultural uses.

Motion by Mr. Spahr, seconded by Mr. Lane, to **Approve** the rezoning request as presented and with the same four conditions as recommended by Staff and the County Planning Commission.

VOTE: Yes: Mr. Spahr, Mr. Lane, Mr. Leis, Mr. Hays and Mr. Jurick.

No: None

Motion Carried.

Staff Comments

Mr. Neimayer noted there are three rezoning cases for the September 10, 2020 meeting.

Mr. Neimayer discussed with the Board the proposed zoning text amendments and requested a special work session to wrap up outstanding items and to move on with the public hearing process.

Adjournment

Motion by Mr. Hays, seconded by Mr. Lane, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:35 am.

Mr. Ken Brust, Chairperson