

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, September 2, 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, Ms. Theresa Hartley, Mr. Charles Morris, Ms. Susan Foreman and Mr. Dan Kelly.

Absent For Roll Call: Mr. Chuck Harris and Mrs. Kathryn Lewis-Campbell.

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

Approval of the April 8, 2021 and August 5, 2021 Minutes

Chairperson Hanlon noted approval of both minutes will be deferred to the next scheduled meeting due to lack of eligible voting members.

Chairperson Hanlon asked Staff to present the case.

Case #CSB-2021-01 ~ Property Owner: Community Improvement Corporation (CIC) of Springfield Clark County Ohio; Applicant: Marc Gloyeske, Northpoint Development ~ Location: Prime Ohio II Industrial Park; Prime Pkwy/ Ridge Rd., City of Springfield ~ Request: Replat of the subdivision from 4 lots to 3 lots.

Mr. Allan Neimayer, Senior Planner, stated the subject property is located off of Prime Parkway and Ridge Rd. and consist of 98.329 acres. Mr. Neimayer reviewed slides of zoning and land use of the subject area. He reviewed a slide showing a composite of the proposed replat of the subdivision.

Marc Gloyeske, Applicant, Development Manager with Northpoint Development, stated we have been marketing this site with the CIC over the last few years to hopefully land a tenant. We are going to construct a fairly large industrial building. We will be building on the 98 acres. We are excited to bring it to the city and the county. Excited for the jobs.

Tim Foley, Springfield Township Trustee, stated this is an industrial development inside of CEDA. Mr. Foley has no objection. The existing road to nowhere has been a dumping ground. Having a tenant there will help alleviate that issue.

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

Action on Case #CSB-2021-01 ~ Property Owner: Community Improvement Corporation (CIC) of Springfield Clark County Ohio; Applicant: Marc Glyoeske, Northpoint Development ~ Location: Prime Ohio II Industrial Park; Prime Pkwy/ Ridge Rd., City of Springfield ~ Request: replat of the subdivision from 4 lots to 3 lots

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Motion by Mr. Kelly, seconded by Mr. Harris, to recommend **Approval** as presented.

VOTE: Yes: Mr. Kelly, Mr. Harris, Ms. Foreman and Mr. Morris.

No: None.

Motion carried.

Chairperson Hanlon asked Staff to present the case.

Case #S-2021-08 ~ Property Owner/Applicant: BCS Real Estate Holdings, LLC ~ Agent: Jim Peifer ~ Location: 2118 & 2140 W. First St., Springfield Twp. ~ Request: to rezone Parcels #300-06-00012-000-114 & #300-06-00012-000-211, approximately 0.95 acres, from A to I-2 to bring a legal, non-conforming motor vehicle repair business into zoning compliance and allow for expansion of the business.

Mr. Neimayer stated that the subject property is located at 2118 & 2140 W. First St. and consists of approximately 0.95 total acres. The property is currently zoned A (Agricultural Use). Shaffer's Collision Center has operated at this location since the 1950's, which pre-dates the original adoption of zoning for Springfield Township. Hence the business is a legal, non-conforming use. The Applicant would now like to rezone the subject property to I-2 (General Industrial District) to bring the business into zoning compliance (proper zoning district) and allow for expansion of the business.

Mr. Kelly asked about future expansion. Mr. Neimayer responded they would look at combining the two parcels with small additions. I do not know what the planned expansion looks like.

Mr. Morris asked about the veterinary office. Mr. Neimayer responded they are located next door.

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

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Motion by Mr. Kelly, seconded by Ms. Foreman, to recommend **Approval** as presented.

VOTE: Yes: Mr. Kelly, Ms. Foreman, Mr. Morris and Mr. Harris

No: None.

Motion carried.

Staff Comments

Next Scheduled Meetings: October 7 & November 4, 2021.

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Adjournment

Motion by Mr. Kelly seconded by Ms. Foreman to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:11 pm.

Mr. Michael Hanlon, Chairperson