

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:01 p.m.
Wednesday, September 4, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

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

Present For Roll Call: Mrs. Elaine Stevenson, Commissioner Lohnes, Commissioner McGlothlin, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Jay Kitchen and Mr. Don Wallace.

Absent For Roll Call: Ms. Louise Maurer, Mr. Dave Stickney and Commissioner Wilt.

Mr. Neimayer explained that Mr. David Stickney was recovering from another surgery.

Excuse Absence of Board Member

Motion by Mrs. Roberge, seconded by Commissioner McGlothlin to approve the absence of David Stickney.

VOTE: Yes: Mrs. Roberge, Commissioner McGlothlin, Mrs. Stevenson, Commissioner Lohnes, Mr. Scholl, Mrs. Anderson and Mr. Kitchen.

No: None.

Motion carried.

Approval of the August 7, 2019 Minutes

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

VOTE: Yes: Mrs. Roberge, Mrs. Anderson, Commissioner Lohnes, Commissioner McGlothlin, Mr. Scholl, Mr. Wallace and Mr. Kitchen.

No: None.

Abstain: Mrs. Stevenson.

Motion carried.

Rezoning Case #Z-2019-07 ~ Property Owner/Applicant: Berner Real Estate Investment LLC ~ Agent: Tamara Masem ~ Location: west of 127 Quick Rd., Bethel Twp., PID: #010-05-00027-000-106 ~ Request: Rezone 3.74 acres from A-1 to I-1 for an industrial warehouse development.

Chairperson Scholl asked for Staff to present the case.

Mr. Allan Neimayer, Senior Planner, stated the subject property is located west of 127 Quick Rd., PID #010-05-00027-000-106, and consists of 3.74 acres. The property is current zoned A-1 (Agricultural District). The Applicant would like to construct a 54 ft. by 100 ft. industrial warehouse and, therefore, has requested to rezone the property from A-1 to I-1.

Mr. Neimayer stated the intent of the I-1 District is to accommodate existing industrial development and allow land for future industrial expansion. The I-1 District is intended for land having frontage along major thoroughfares and/or where convenient access exists to major highways and/or rail systems. The I-1 District currently allows “B” District uses.

Mr. Neimayer explained the CONNECT Clark County Land Use Plan identifies this area as Rural/Agricultural. He noted the subject property is not located in a floodplain. A private sanitary sewer lateral extends from W. National Rd. through the “neck” of the subject property serving Lots 1, 2 and 3 of the Quick Road Industrial Park. He stated access to the subject property, the proposed warehouse development, will be off of Quick Rd., identified as a Collector Road on the county’s Thoroughfare Plan. The subject property, along with the adjacent industrial zoned properties, is accessed from US 40 / W. National Road.

Although the comprehensive land use plan identifies the subject area as Rural/Agricultural, the subject property was split off back in 2016 and its development for industrial use conforms to the intent of the I-1 District – allows for future expansion of industrial areas. The remaining A-1 zoned property (~ 21 acres) will continue serving as a buffer between this industrial area and the Tall Hickory Estates Subdivision and adjacent single-family residences to the west. Therefore, Staff recommends the Applicant’s request to rezone the subject property from A-1 to I-1 be approved as presented.

Commissioner McGlothlin asked about access. Mr. Neimayer responded that access can be a condition of the approval, but he did not think there is room off of US 40 due to the sanitary easement. He noted it is ODOT’s jurisdiction and Quick Road is the better access.

Mr. Neimayer also noted specific use can be used, but he did not feel it was warranted for this property. He noted he did not see any B-District uses that would not be okay on the property.

Mrs. Roberge asked if there were any complaints. Mr. Neimayer responded no.

Commissioner McGlothlin asked if it was for indoor storage. Mr. Neimayer responded yes.

With no further discussion from the Board, Chairperson Scholl asked for a motion.

Action on Rezoning Case #Z-2019-07 ~ Property Owner/Applicant: Berner Real Estate Investment LLC ~ Agent: Tamara Masem ~ Location: west of 127 Quick Rd., Bethel Twp., PID: #010-05-00027-000-106 ~ Request: Rezone 3.74 acres from A-1 to I-1 for an industrial warehouse development.

Motion by Mrs. Roberge, seconded by Mrs. Anderson, to **Approve** the Applicant’s rezoning request as presented.

VOTE: Yes: Mrs. Roberge, Mrs. Anderson, Mrs. Stevenson, Commissioner Lohnes, Commissioner McGlothlin, Mr. Wallace and Mr. Kitchen.

No: None.

Motion carried.

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Staff Comments

Mr. Neimayer stated the next scheduled meetings as October 2 and November 6, 2019.

Mr. Neimayer gave an overview of the Planning Workshop in December at Sinclair Community College and encouraged members to attend.

Adjournment

Motion by Mrs. Roberge, seconded by Commissioner Lohnes, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:14 p.m.

Mr. Mark Scholl, Chairperson