

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 4:00 pm.
Thursday, September 5, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Michael Hanlon, Chairperson of the CEDA Regional Planning Commission, called the meeting to order at 4:00 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Dan Kelly, Mrs. Charlene Roberge, Mr. Charles Morris, Mr. Dick Shaw.
Mr. Michael Hanlon and Ms. Theresa Hartley.

Absent For Roll Call: Ms. Kathryn Lewis-Campbell.

Approval of the May 2, 2019 Minutes

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

VOTE: Yes: Mrs. Roberge, Mr. Shaw, Mr. Morris, Mr. Hanlon and Ms. Hartley.

Abstain: Mr. Kelly.

Motion carried.

Approval of the July 10, 2019 Minutes

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

VOTE: Yes: Mrs. Roberge, Mr. Morris, Mr. Kelly and Mr. Shaw.

Abstain: Mr. Hanlon and Ms. Hartley.

Motion carried.

Ms. Lewis-Campbell arrived at 4:05 pm.

Chairperson Hanlon introduced the case and asked for the Staff Report.

Case #S-2019-02 ~ Comprehensive Rezoning Map Amendment ~ Initiated by the Springfield Township Trustees ~ Location Area: 2750 to 2856 Columbus Ave. ~ Request: to rezone 15 parcels from I-1 to the proper "R" District for continued use single-family residential, two-family residential and a manufactured home park respectively.

Mr. Allan Neimayer, Senior Planner, stated the subject location area involves 15 parcels in the 2750 to 2856 block of Columbus Avenue in Springfield Township. It was recently brought to the attention of the Springfield Township Trustees that several properties in this subject area are currently zoned I-1 (Light Industrial District) when in fact their use is mostly single-family residential with one two-family use and the existing Bon Air Manufactured Home Park. It was discovered this I-1 zoning dates back to the original adoption of zoning for Springfield Township in 1974. As a result, the Township Trustees passed a motion initiating a comprehensive rezoning of these properties to an appropriate residential zoning district. Exhibit A is a list of these 15 parcels and, respectively, their proposed rezoning district.

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These residential uses in the I-1 zoning district are legal, non-conforming uses. As such, if the residence was damaged by more than 50 percent, it could not be rebuilt. Hence, the purpose of this comprehensive rezoning is to bring these existing residential properties on Columbus Avenue to a proper residential zoning district. Staff recommends approval of this comprehensive zoning map amendment as presented.

from Exhibit A

Comprehensive Rezoning Map Amendment – Columbus Ave.; Springfield Twp.

<u>Parcel Number</u>	<u>Owner Property</u>	<u>Address</u>	<u>Proposed Zoning (a)</u>
3100700024412019	Lewis Jr & Iris Jones	2826 Columbus Ave	R-1
3100700024412020	Judy Crable	2832 Columbus Ave	R-1
3100700024412014	Michael Romanoff	2816 Columbus Ave	R-1
3100700024412021	Judy Crable	0 Columbus Ave	R-1
3100700024412013	Rodger & Alice Tobias	2808 Columbus Ave	R-1
3100700024412022	Daniel Binegar	2842 Columbus Ave	R-1
3100700024412023	Dana Chamberlin 2	850 Columbus Ave	R-1
3100700024412012	Debra Lynn Brown Trustee	2754 Columbus Ave	R-1
3100700024412024	Joseph & Hillary Hamilton	2856 Columbus Ave	R-1
3100700024412011	Rvena Perkins	2750 Columbus Ave	R-1
3100700023208050	Bon Air Manufactured Home Park	2839 Columbus Ave	R-8
3100700023208009	Thomas & Della Boucher	2825 Columbus Ave	R-1
3100700023208010	Rodger Armbrust	2829 Columbus Ave	R-1
3100700023208011	Dana Hope	2835 Columbus Ave	R-5
3100700023208049	Tina Vititoe	2753 Columbus Ave	R-1

(a) Current zoning is I-1.

Mr. Morris stated he thought the rezoning only included one side of the road. Mr. Neimayer responded it is both sides of the road.

Mrs. Roberge asked if Staff had heard from property owners. Mr. Neimayer responded no.

Action Case #S-2019-02 ~ Comprehensive Rezoning Map Amendment ~ Initiated by the Springfield Township Trustees ~ Location Area: 2750 to 2856 Columbus Ave. ~ Request: to rezone 15 parcels from I-1 to the proper “R” District for continued use single-family residential, two-family residential and a manufactured home park respectively.

Motion by Mrs. Roberge, seconded by Ms. Hartley, to recommend **Approval** as presented.

VOTE: Yes: Mrs. Roberge, Ms. Hartley, Mr. Morris, Mr. Kelly, Ms. Lewis-Campbell and Mr. Shaw.

No: None.

Motion carried.

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Staff Comments

Mr. Neimayer stated the next scheduled meeting are October 3 and November 7, 2019.

Adjournment

Motion by Mrs. Roberge, seconded by Mr. Shaw, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:08 pm.

Mr. Michael Hanlon, Chairperson