

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9:00 am.
Thursday, September 12, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission called the meeting to order at 9:00 am. and asked for the Roll Call.

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

Absent For Roll Call: Mr. Larry Spahr.

Chairperson Brust explained how the meeting will be held.

Chairperson Brust asked for the approval of the minutes.

Approval of the August 15, 2019 Minutes

Motion by Mr. Leis, seconded by Mr. Jurick, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Leis, Mr. Jurick and Mr. Brust.

No: None.

Abstain: Mr. John Hays.

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.

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. He noted 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. The subject property is not located in a floodplain. He stated 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 noted 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 the adjacent industrial area. The remaining A-

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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. He noted the reason for the "neck" to W. National Road is for utilities connection, it is ODOT controlled so any future development would have to go to ODOT. Mr. Neimayer also noted Specific Use could be used, but he did not feel it was warranted for this property. He did not see any B-District uses that would not be okay on the property.

Mr. Hays asked if the Applicant's other property had a warehouse. Mr. Neimayer responded one property is a church. Of the other Berner owned property, he is not sure of the use. Mr. Hays asked if it had been industrial (zoned) for a while. Mr. Neimayer responded yes.

Mr. Hays asked for the use of the proposed building. Mr. Neimayer responded the Applicant is not here to answer. Mr. Lane stated the proposed building matches a current building the Applicant already owns. He stated the other businesses are heavy industry.

Chairperson Brust asked what was near the "neck" of the subject property. Mr. Neimayer responded it is zoned B-3 and A-1, but he was not sure of the business. Mr. Brust asked if there were any concerns from Tall Hickory Estates. Mr. Neimayer responded no. He did state that he had one inquiry from Marlene Reid at 224 Quick Road.

There were no further questions for Staff. Chairperson Brust noted there were no audience members for this public hearing.

Hearing no discussion from the Board, Chairperson Brust 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 Mr. Lane, seconded by Mr. Hays, to **Approve** rezoning of the subject property from A-1 to I-1 as presented.

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

No: None.

Motion Carried.

Mr. Jurick asked about the proposed use and whether it would be I-1 or I-2 in the proposed new "I-Districts". Mr. Neimayer responded I-1.

Mr. Jurick asked about the A-1 area, 11300 W. National Rd. Mr. Neimayer explained that property is the Bethel Township road department garage.

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Staff Comments

Mr. Neimayer stated the next scheduled meetings are October 10 and November 14, 2019.

Mr. Neimayer encouraged members to attend the Planning & Zoning Workshop in December.

Mr. Brust noted he will not be at the October meeting.

Adjournment

Motion by Mr. Hays, seconded by Mr. Leis, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:25 am.

Mr. Ken Brust, Chairperson