

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, October 2, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Lohnes, Commissioner McGlothin, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Jay Kitchen, Ms. Louise Maurer, Mr. Dave Stickney and Commissioner Wilt.

Absent For Roll Call: Mrs. Elaine Stevenson and Mr. Don Wallace.

Mr. Neimayer informed the Board that Mr. Wallace was attending the funeral of a family member in Washington DC.

Excuse Absence of Board Member

Motion by Mrs. Roberge, seconded by Mrs. Anderson, to excuse the absence of Mr. Wallace.

VOTE: Yes: Mrs. Roberge, Mrs. Anderson, Commissioner Lohnes, Ms. Maurer, Commissioner McGlothin, Mr. Scholl, Mr. Stickney, Mr. Kitchen and Commissioner Wilt.

No: None.

Motion carried.

Approval of the September 4, 2019 Minutes

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

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

No: None.

Abstain: Ms. Louise Maurer, Mr. Dave Stickney and Commissioner Wilt.

Motion carried.

Subdivision Final Plat Case #SB-2019-05 ~ Property Owner/Applicant: Cheema – I-675 Development, Ltd. ~ Location: Dayton-Springfield Rd.; Mad River Twp. ~ Across from Black Lane, PID #180-10-00017-000-125 ~ Request: Final Plat approval for two non-residential lots plus residual land, and a new public road to the new Community Mercy Health Partners Emergency Center.

Chairperson Scholl asked for Staff to present the case.

Mr. Allan Neimayer, Senior Planner, stated the subject property is located on Dayton-Springfield Rd. across from Black Lane and consists of 121.04 acres. The property has split zoning: I-1 and B-3. The Applicant received Preliminary Plan approval on June 5, 2019 subject to comments from the County Engineer's Office and County Utilities Department. Following the CPC's June 5, 2019 meeting, the Applicants Engineer/Surveyor has been working with the Technical Review Committee on required revisions to the final plat and to the construction drawings. Staff recommends the Applicant's request to for Final Plat approval be granted subject to verification from the Tax Map Office, County Engineer and County Utilities departments on required revisions to the final plat and construction drawings respectively.

Commissioner McGlothlin stated he attended the ribbon cutting for the hospital. He asked if the plans show a cul-de-sac at the hospital property. Mr. Neimayer responded the plans show a lane back to the hospital with a cul-de-sac, but construction drawings were not finalized.

Thomas Lagos, 750 Shrine Rd., stated the road would be dedicated. Mr. Lagos stated Mercy Hospital has the first right for additional ground.

Mrs. Stevenson arrived at 2:08 p.m.

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

Action on Subdivision Final Plat Case #SB-2019-05 ~ Property Owner/Applicant: Cheema – I-675 Development, Ltd. ~ Location: Dayton-Springfield Rd.; Mad River Twp. ~ Across from Black Lane, PID #180-10-00017-000-125 ~ Request: Final Plat approval for two non-residential lots plus residual land, and a new public road to the new Community Mercy Health Partners Emergency Center.

Motion by Mrs. Roberge , seconded by Commissioner McGlothlin, to **Approve** the Applicant's rezoning request as presented.

VOTE: Yes: Mrs. Roberge, Commissioner McGlothlin, Commissioner Lohnes, Ms. Maurer, Mrs. Anderson, Mr. Stickney, Commissioner Wilt and Mr. Kitchen.

No: None.

Abstain: Mrs. Stevenson.

Motion carried.

Rezoning Case #Z-2019-08 ~ Property Owners: Jerry & Mary Beekman ~ Applicant: Caleb Dooley ~ Location: 4122 & 4200 Springfield-Jamestown Rd.; Green Twp. ~ Request: Rezone 10 total acres from B-1 and A-1 to B-4 for new location of Dooley Construction business and equipment with warehousing/storage on the site.

Chairperson Scholl asked for Staff to present the case.

Mr. Neimayer stated the subject property is located at 4122 & 4200 Springfield-Jamestown Rd. The Applicant would like to rezone and split off 10 total acres from B-1 & A-1 to B-4 (Heavy Business District) for a new location of Dooley Construction business and equipment with warehousing/storage on the site. This proposed 10-acre new parcel would have 300 ft. frontage along Springfield-

Jamestown Rd. and a depth of approximately 1,468 ft. The property at 4200 Springfield-Jamestown Rd. was originally zoned A-1 when zoning was adopted by Green Township in May 1972. The property at 4122 Springfield-Jamestown Rd. was rezoned from A-1 to B-1 in 2016 to expand a farm market business to include a bakery. Mr. Neimayer stated in Section 106 the purpose of the B-4 District is "to provide for heavy businesses which are incompatible with local and community business districts". The closest, listed land use to that of the Applicant's is found in Section 211 B-4 District #4: contractor's equipment storage yard or storage & rental of contractor's equipment. Hence, Staff directed the Applicant to request B-4 zoning for the 10-acre new parcel.

Mr. Neimayer stated approximately 1.99 acres on the east end of the subject property is located in Zone 2 of the Springfield-Beckley Municipal Airport Zoning Overlay. Any development activity in Zone 2 is subject to the Zoning Overlay requirements. The remainder of the subject property is located in Zone 3. The CONNECT Clark County Land Use Plan identifies this area as Rural / Agricultural. The 17-plus acres across the street, which includes 4125 Springfield-Springfield Jamestown Rd., was rezoned to B-3 (General Business District) in 1972 for Seitz Electric Company and a small commercial park. Property at 4220 Springfield-Jamestown Rd. was also rezoned in 1972 to I-1 (Industrial District) for the Baader Brown Manufacturing Co. (now the Hughes-Peters Co.). Mr. Neimayer stated there is no floodplain in the immediate area of the subject property. The City of Springfield has public water and sanitary sewer lines along Springfield-Jamestown Rd. that extend to and service the Springfield-Beckley Municipal Airport and Air National Guard Base properties along with Airpark Industrial Park.

Staff recommends rezoning the subject 10-acre new parcel from B-1 & A-1 to B-4S (Heavy Business District Specific Use), only allowing those permitted and conditioned uses under B-4, and subject to the following: 1) subject to the Springfield-Beckley Municipal Airport Zoning Overlay regulations; and 2) all future construction activity (building or site improvements) are subject to meeting the county's storm water regulations. Mr. Neimayer noted that there are little nodes of business along Springfield Jamestown Road. He also noted the County requires paved surface for parking.

Mr. Stickney asked if there is a drainage problem in the area. Mr. Neimayer responded he could not say problem, but noted Kokomo soil is present in the area.

Mrs. Roberge asked if there are houses in the area. Mr. Neimayer responded yes, there are a few houses and barns. She asked if there were any complaints. He responded yes, one complaint.

Mrs. Stevenson asked for water and sewer information. Mr. Neimayer responded water is on west side and sewer on east side. She asked if the Applicant would be required to hook into sewer. Commissioner Lohnes stated yes if the foundation is within 200 ft.

Mrs. Stevenson stated the Bader Brown and Seitz properties are zoned business and B-4 seems to be the best fit. Mr. Neimayer stated it (the Applicant's land use) is a service, but does not fit the intent of the B-1 District.

Chairperson Scholl asked if the 4-to-1 depth to width ratio issue applied. Mr. Neimayer responded no, that only applies in A-1 District.

Mrs. Roberge asked about limitations and specific use. Mr. Neimayer responded it could be limited to those listed in B-4 or other combinations.

Chairperson Scholl asked if the Applicant wished to speak.

Mr. Jeff Dooley, 627 High St., stated he would hook in to sewer if required. He indicated the existing building would be used as an office.

Mrs. Stevenson asked how many employees will there be. Mr. Dooley responded he had 8 to 10 and he wants to grow.

Mr. Neimayer showed the existing building on the map and explained the Applicant would probably be required to hook in to the sewer.

Commissioner Wilt stated the Board needed to be careful not to restrict too much.

Mr. Dooley stated he wanted B-4 District not restricted.

Commissioner Wilt asked why there would be a need for Specific Use designation. Mrs. Stevenson stated because there are residents in the area that needed protected. She stated sometimes vehicle repair leads to inoperable vehicles and parked all over a property.

Mr. Dooley stated he would only be working on his equipment.

Mr. Neimayer stated a full B-4 approval creates the potential for other uses in the future.

Mrs. Stevenson stated the Commission needs to look at protecting residents. She noted she is ok with the Applicant's business.

Mr. Dooley stated he would probably purchase the neighboring property too (the remainder of 4200 Springfield-Jamestown Rd.). He stated he was asking for B-4 unrestricted.

Mr. Caleb Dooley, Applicant, 627 E. High St., stated they have been in business for 47 years and he will continue the business after Jeff Dooley. He stated everything would be stored inside and they will only work on their own vehicles.

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

Action on Rezoning Case #Z-2019-08 ~ Property Owners: Jerry & Mary Beekman ~ Applicant: Caleb Dooley ~ Location: 4122 & 4200 Springfield-Jamestown Rd.; Green Twp. ~ Request: Rezone 10 total acres from B-1 and A-1 to B-4 for new location of Dooley Construction business and equipment with warehousing/storage on the site.

Motion by Commissioner McGlothlin, seconded by Wilt, to **Approve** the Applicant's rezoning request as presented.

Discussion among the Board regarding the Specific Use designation. Commissioner McGlothlin then withdrew his motion.

Motion by Ms. Maurer, seconded by Mrs. Stevenson, to **Approve** rezoning the proposed 10-acre site from B-1 and A-1 to B-4S (Specific Use) only allowing those permitted and conditioned uses under B-4, excluding B-3, B-2 and B-1 District uses except for B-3 #5 (Automotive repair and body shop) for the Applicant's vehicles only, and subject to the following: 1) subject to the Springfield-Beckley Municipal Airport Zoning Overlay regulations;

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and 2) all future construction activity (building or site improvements) are subject to meeting the county's storm water regulations.

VOTE: Yes: Ms. Maurer, Mrs. Stevenson, Commissioner Lohnes, Commissioner McGlothin, Mrs. Roberge, Mrs. Anderson, Mr. Stickney, Commissioner Wilt, and Mr. Kitchen.

No: None.

Staff Comments

Mr. Neimayer stated the next scheduled meetings are November 6 and December 4, 2019.

Mr. Neimayer gave an overview of the Planning Workshop in December at Sinclair Community College and encouraged members to attend. He noted the department will reimburse Board members who attend for their registration fee.

Commissioner Lohnes left at 2:38 p.m.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:39 p.m.

Mr. Mark Scholl, Chairperson