

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, January 4, 2017

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mrs. Charlene Roberge, Acting Chairperson of the Clark County Planning Commission, called the meeting to order at 2:02 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Jim Burkhardt, Ms. Louise Maurer Mr. David Minard, Mrs. Charlene Roberge, Mr. Mark Scholl, Commissioner Lohnes, Commissioner McGlothlin and Commissioner Wilt.

Absent For Roll Call: Ms. Jo Anderson and Mr. Don Wallace

Acting Chairperson Roberge asked if there are any comments regarding the minutes. Mr. Neimayer stated there was not enough eligible voting members present to act on the December minutes. Acting Chairperson Roberge informed the Board that action on the December 2017 meeting minutes would be deferred to the February 2017 meeting.

Rezoning #Z-2017-01 ~ Property Owner/Applicant: James Adam Price ~ Location: 3924 Shrine Rd; German Township ~ Rezone 1.82 acres from B-3'S' (General Business District, Specific Use) to B-1 (Shopping Center District) for a yoga studio.

Acting Chairperson Roberge asked Mr. Neimayer for the Staff Report.

Mr. Neimayer stated the subject property, 3924 Shrine Road, consists of 1.82 acres. He said the property was rezoned in 2009 from A-1 (Agricultural District) to B-3'S' for the following uses: inside storage for roofing, windows, siding, other home improvements and a showroom. He stated any other use of the property requires a rezoning. Mr. Neimayer explained that the Applicant would like to open a yoga studio and has filed for B-1 zoning.

Mr. Neimayer explained the surrounding land uses: to the north – Fent's Dairy; to the south and east – single-family residential; to the west - agriculture. He stated there are no physical changes proposed to the property at this time according to the Applicant. Mr. Neimayer stated pending this rezoning approval, the Applicant will have to file for a Change Of Use with the county building department.

Mr. Neimayer stated the CROSSROADS Land Use Plan identifies the future land use for the property and surrounding township area as Agriculture/Rural Residential. He stated there is commercial land use – Fent's Dairy, a long established business – at the intersection of Shrine Rd. and Troy Rd/SR 41.

Mr. Neimayer stated the Clark County Combined Health District and Clark Soil and Water Conservation District approve the request. He explained the County Engineer's Department had requested some items/changes, but those items have been completed. Mr. Neimayer directed the Board to approval letters in their packet. Staff recommends the Applicant's request to rezone the subject property from B-3'S' to B-1 be approved as presented.

Acting Chairperson Roberge asked if the Board had questions for Mr. Neimayer.

Commissioner McGlothlin asked if the Applicant was going to use the current building. Mr. Neimayer responded yes.

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Acting Chairperson Roberge asked if Staff had received any calls on the request. Mr. Neimayer answered he had not.

The Applicant was not in the audience to speak.

Hearing no further questions or comments from the Board, Acting Chairperson Roberge asked for a motion.

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Motion by Commissioner McGlothin, seconded by Mr. Minard, to recommend **Approval** as presented.

VOTE: Yes: Commissioner McGlothin, Mr. David Minard, Mr. Mark Scholl, Ms. Louise Maurer, Commissioner Wilt, Commissioner Lohnes and Mr. Burkhardt.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is Wednesday, February 1, 2017.

Mr. Neimayer passed out the Connect Clark County cards and encouraged the Board to stay up-to-date with the comprehensive plan updates using the website on the cards.

Adjournment

Motion by Mr. Burkhardt, seconded by Commissioner Lohnes, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:10 pm.

Mrs. Charlene Roberge, Acting Chairperson

Mr. Thomas A. Hale, Secretary