

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday January 6, 2016

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Ms. Jo Anderson, Chairperson of the Clark County Rural Zoning Commission of Clark County Ohio, called the meeting to order at 2:00 pm. and asked for the Roll Call.

Present For Roll Call: Ms. Jo Anderson, Mr. Jim Burkhardt, Mr. David Minard Mrs. Nora Parker, Mrs. Charlene Roberge, Mr. Don Wallace, Commissioner Herier and Commissioner Lohnes.

Absent For Roll Call: Mr. Mark Scholl, Mrs. Elaine Stevenson and Commissioner Detrick.

Chairperson Anderson explained how the meeting will be held.

Chairperson Anderson explained on the agenda is the approval for the November and December meeting. Chairperson Anderson stated that it was her understanding that we do not have enough people present that attended those meetings to constitute a quorum to vote on those matters. Minutes will then be deferred for consideration at a future meeting.

Case #Z-2015-14 ~ Rezoning ~ Property Owner/Applicant: Robert Cornwell ~ 6865 W. National Road ~ Bethel Township ~ 0.957 acres from (I-1) to (R-1)

Chairperson Anderson asked Mr. Neimayer for the Staff Report.

Mr. Allan Neimayer, Senior Planner, presented the case. Mr. Neimayer stated that it is currently zoned I-1 (Industrial District). The subject property is located just outside of Donnelsville. The original zoning for this property was an R-1 (Rural Residence District). In 1967 there was a request of the property owner at that time to re-zone the property from R-1 to M-1 (Manufacturing District) to be sold to Beech Manufacturing Company for a research lab. The currently property owner (Applicant Mr. Cornwell) is looking to re-zone the property back to the R-1. The surrounding land uses are single family residential. A building that sat in the front of the property along US 40 has been removed. The existing metal building is what sits on the property at this time. The request for the R-1 zoning is supported by the CROSSROADS Land Use Plan.

Mr. Neimayer stated Staff recommends the request to rezone from I-1 to R-1 be approved as presented and that he would answer questions the Board may have at this time.

Mr. Wallace asked will the new zoning create any difficulties of using the land based on the current structure that is already there. Mr. Neimayer stated it is an existing structure.

Mr. Robert Cornwell, Applicant, 105 Heistand Drive, stated that in front of the building was an old service station. It had underground fuel tanks which the Applicant had removed. The soil and wells have been tested and has all the paperwork with him for anyone to see. Mr. Cornwell said he lives right behind this property and owns the property to the West of the subject property. He would like to see this be put back to Residential.

Chairperson Anderson thanked the owner for taking care of the property and going through our process.

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

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Motion by Mrs. Roberge, seconded by Mr. Burkhardt, to recommend **Approval** as presented.

VOTE: Yes: Mrs. Roberge, Mr. Burkhardt, Mr. Minard, Mrs. Parker, Mr. Wallace, Commissioner Herier and Commissioner Lohnes.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is Wednesday, February 3, 2016.

Mr. Neimayer stated that Don Wallace is our new member on the Planning Commission. He and Janie Riggs have switched positions with Ms. Riggs moving to the Board of Zoning Appeals.

Adjournment

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

VOTE: Motion carried unanimously

The meeting was adjourned at 2:18

Ms. Jo Anderson, Chairperson

Mr. Thomas A. Hale, Secretary