

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, January 8, 2014

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Ms. Jo Anderson, Vice-Chairperson of the Clark County Planning Commission of Clark County Ohio, calls the meeting to order at 2:00 pm.

Present: Ms. Jo Anderson, Ms. Janie Riggs, Mrs. Nora Parker, Mrs. Charlene Roberge, Mr. David Minard, Mr. Jim Burkhardt, Commissioner Detrick, Commissioner Hartley and Commissioner Lohnes.

Absent: Elaine Stevenson, Steve Hopkins

Vice-Chairperson Anderson asks if there are any comments regarding the minutes.

Vice-Chairperson Anderson asks for a motion to approve the minutes.

CPC: 1-1-2014: Minutes ~ November 6, 2013 ~ Regular Meeting

Motion by Mrs. Roberge, seconded by Mr. Burkhardt, to approve the minutes as presented.

VOTE: Yes: Mrs. Roberge, Mr. Burkhardt, Ms. Anderson, Ms. Riggs, Mr. Minard, Mrs. Parker, Commissioner Detrick, Commissioner Hartley and Commissioner Lohnes.

No: None.

Motion carried.

Z-2014-01: Rezoning Case ~ Northridge Lanes, Inc ~ Agent Bill Hicks ~ 2.69 acres and 0.47 acres (total 3.16 acres) ~ Property located at 1333 Moorefield Road ~ Moorefield Township ~ Rezone from B-2 (Community Business District) to B-3 (General Business District)

Vice-Chairperson Anderson presents the case and asks Mr. Neimayer for the Staff Report.

Mr. Neimayer, Senior Planner, presents the Staff Report. He states that the Applicant is requesting to rezone 3.16 acres (two separate parcels) from B-2 (Community Business District) to B-3 (General Business District) to allow for outdoor recreation use. Pending approval of the rezoning, the two parcels will be combined into one to eliminate the interior lot line.

Included in the staff report is a copy of a letter from the County Engineers' office which they do support the recommendation to rezone the subject property. Mr. Neimayer shows the Board a slide to discuss access control for the property. He points out the two main access locations, one off of Moorefield Road and one off of Security Drive. From the slide Mr. Neimayer points out that it is possible to pull onto the property at any point along Moorefield Road. He also states that along Security Drive there is the same situation even though there is a little curbing or storm drainage there. As one of the conditioned uses is adequate access, this rezoning case provides the opportunity to work through the County Engineers' office to establish better access control to the site.

The Off-Street Parking Requirements listed in Chapter 5, Section B do not address outdoor recreation facilities other than Sports Arenas. Currently, the subject property has a total of 118 off-street parking spaces. For bowling alleys, Section B requires five spaces per lane "plus the required spaces for affiliated uses such as restaurants, bars and the like". During the zoning certificate process, we will be able to make sure the Applicant is meeting those requirements.

Mr. Neimayer brings attention to comments from the County Utilities Department. He identifies on a slide the blue lines representing water lines running to and from the adjacent water tower. These water lines clearly run through the subject property. The development planned is ground level or above ground level and does not include any digging for buildings or foundations. The Utilities Department has asked that prior to any development or change in the site's existing contour, the Applicant shall consult with the department in regards to county utility lines that run through the property.

Zoning of the subject property has been for commercial use since the original zoning map for Moorefield Township was adopted in 1959. The planned use of the property is supported by the CROSSROADS Land Use Plan. Moorefield Road is classified as a Primary Arterial on the county's Thoroughfare Plan. As such, Staff recommends the Applicant's request to rezone the subject 3.16 acres from B-2 to B-3 be approved as presented subject to the following:

1. Pending approval of the rezoning request, the Applicant shall work with the County Engineer's Department to improve the safety of access points to the site prior to a Zoning Certificate being issued.
2. Prior to any development or change in the sites existing contour, the Applicant shall consult with the County Utilities Department in regards to county utility lines that run through the property.
3. The development plan received December 3, 2013 shall be revised to show the location of existing water lines and related easements.

Mr. Neimayer asks if there are any questions for Staff.

Commissioner Detrick asks if we have concurred with the Moorefield Township Trustees in anyway.

Mr. Neimayer responds that the Township Trustees were sent the Staff Report to make them aware of the meeting. There has been no communication received from them if so I would anticipate at the public hearing for the Rural Zoning Commission and definitely by the time it gets to the County Commissioners.

Commissioner Detrick asks if this information has been sent the surrounding neighbors.

Mr. Neimayer responds that yes they have been notified of the public hearing for next week at the Rural Zoning Commission. He did receive one phone call just before lunch time today from a resident and will follow up with that before next week's meeting.

Vice-Chairperson Anderson stated that this is not a Public Hearing but asks if anyone would like to speak.

Mr. William Hicks, whose address is 333 N. Limestone Street, is an attorney representing the Owner/Applicant. Mr. Hicks stated that Mr. Rick Hoppes, who is President of Northridge Lanes Inc., was unable to attend and asks for the Board to accept his apology. Mr. Hoppes has seen the Staff Report that was submitted to them for this meeting and that he would have no problem in complying with recommendations that were made for the rezoning.

Vice-Chairperson Anderson asks if there is any discussion.

Hearing no further questions, Vice-Chairperson Anderson asks for a motion.

CPC: 1-02-2014: Z-2014-01: Rezoning Case ~ Northridge Lanes, Inc ~ Agent Bill Hicks ~ 2.69 acres and 0.47 acres (total 3.16 acres) ~ Property located at 1333 Moorefield Road ~ Moorefield Township ~ Rezone from B-2 (Community Business District) to B-3 (General Business District)

Motion by Mrs. Roberge, seconded by Mrs. Parker to recommend **Approval** to the Rural Zoning Commission of rezoning case Z-2014-01 from B-2 to B-3 as presented.

VOTE: Yes: Mrs. Roberge, Mrs. Parker, Ms. Riggs, Mr. Minard, Mr. Burkhardt, Commissioner Detrick, Commissioner Hartley, Commissioner Lohnes.

No: None.

Motion carried unanimously.

ZA-2014-01: Zoning Text Amendment Case ~ Motion to Establish a residential zoning district specifically for the Crystal Lakes Subdivision, and

Z-2014-02: Rezoning Case ~ Motion for Comprehensive zoning map amendment to rezone the residential R2-B properties in Crystal Lakes to R-CL (Residential-Crystal Lakes)

Mr. Neimayer presents cases ZA-2014-01 and Z-2014-02 concerning the Crystal Lakes Subdivision. The request is to establish a residential zoning district specifically for the Crystal Lakes Subdivision. Although he will present these cases together, two separate motions will be required.

Mr. Neimayer stated that the voters of Crystal Lakes approved a ballot issue in 1987 to come under Clark County zoning. At that time, the residential lots were zoned R-3, which allowed multi-family development as a permitted use. Multi-family development was not a desired land use of the Crystal Lakes Homeowners' Association. Therefore, a comprehensive zoning map amendment was approved in 2010 that rezoned the residential lots to R-2B (Medium-High Density Single-Family Residence District).

Mr. Neimayer then referenced a variance case presented to the Board of Zoning Appeals in May 2013. That variance case was a request to reduce the rear setback under R-2B zoning (see Staff Report for detailed information). At the conclusion of the BZA hearing, it was clear that the residential lots of Crystal Lakes were inappropriately zoned. The BZA directed Staff to work with the Crystal Lakes Homeowners Association and Bethel Township Trustees to prepare a new zoning district that would appropriately fit the community.

Several meetings of the workgroup in the summer of 2013 resulted in a new zoning district for residential lots in Crystal Lakes, R-CL (Residential-Crystal Lakes) to be considered for adoption (see case file for detailed information). A slide was presented to the Board that shows the history of allowed building area and corresponding setback requirements.

Mr. Neimayer concluded by stating that Staff recommends adopting Case #ZA-2014-01, the R-CL (Residential-Crystal Lakes) zoning district as presented. Staff also recommends adopting Case #Z-2014-02, a comprehensive rezoning of the residential lots in Crystal Lakes from R-2B to R-CL (Residential-Crystal Lakes).

Mr. Neimayer asks the Board if there are any questions for Staff. There were none.

Vice-Chairperson Anderson asks if the Board is ready to make a motion.

CPC: 1-03-2014: ZA-2014-01: Zoning Text Amendment Case ~ Motion to Establish a residential zoning district specifically for the Crystal Lakes Subdivision

Motion by Mrs. Roberge, seconded by Mr. Burkhardt, to approve the residential zoning district specifically for the Crystal Lakes Subdivision as presented.

Minutes

Clark County Planning Commission

VOTE: Yes: Mrs. Roberge, Mr. Burkhardt, Mr. Minard, Mrs. Parker, Commissioner Detrick, Commissioner Hartley, and Commissioner Lohnes.

No: none.

Motion carried unanimously.

CPC: 1-04-2014: Z-2014-02: Rezoning Case ~ Motion for Comprehensive zoning map amendment to rezone the residential R2-B properties in Crystal Lakes to R-CL (Residential-Crystal Lakes)

Motion by Mrs. Roberge, seconded by Commissioner Lohnes, to approve the comprehensive zoning map amendment to rezone the residential R2-B properties in Crystal Lakes to R-CL (Residential-Crystal Lakes) as presented.

VOTE: Yes: Mrs. Roberge, Commissioner Lohnes, Mr. Burkhardt, Mr. Minard, Mrs. Parker, Ms. Anderson, Commissioner Detrick, and Commissioner Hartley.

No: none.

Motion carried unanimously.

Staff Comments

Mr. Neimayer stated that the next scheduled meeting is Wednesday, February 5, 2014. There have been no new rezoning cases filed for next month. Therefore, there is no need for a meeting in February.

Adjournment

CPC: 1-05-2013: Adjournment

Motion by Mrs. Roberge, seconded by Commissioner Lohnes, to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:45 pm.

Ms. Jo Anderson, Vice-Chairperson

Mr. Thomas A. Hale, Secretary