

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:30 am.
Wednesday, January 13, 2016

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission of Clark County Ohio, called the meeting to order at 8:30 am. and asked for the Roll Call.

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

Absent For Roll Call: Mr. Jon Hostasa and Mr. Pete Lane

Chairperson Mr. Brust explained how the meeting will be held.

Chairperson Brust asked if there are any comments regarding the minutes. Hearing none, he asked for a motion to approve the minutes.

Approval of the November 12, 2015 Minutes

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

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

No: None

Motion carried.

RZC:12-09-2015: Minutes ~ Regular Meeting

Motion by Mr. Leis, seconded by Mr. Hays, to approve the minutes as presented.

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

No: None

Motion carried.

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

Chairperson Brust 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 Residential District). In the mid 1960's 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. Mr. Neimayer explained the surrounding area in the Township is single family residential. A house that sat in the front of the

Minutes

Clark County Rural Zoning Commission

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.

Staff Recommends that the Applicants request to rezone the subject property from I-1 to R-1 be approved as presented. The County Planning Commission met January 6, 2016. Following their discussion the CPC passed a motion recommending that the request to rezone from an I-1 to an R-1 be approved as presented. Mr. Neimayer stated he has not received any calls or inquiries from any surrounding property owners for this case. Mr. Neimayer stated that he would answer questions the Board may have at this time.

Mr. Jurick asked if that was a barn there. Mr. Neimayer answered that it was a pole barn used for storage purposed at this time.

Mr. Jurick asked about the gas station being there, was there an environmental site assessment done at one time. Mr. Neimayer stated that the Applicant is here and can comment on that. It was explained at the CPC meeting that all proper procedures were followed.

Owner/Applicant Robert Cornwell, 105 Heistand Drive, stated that there was a gas station back there in the 60's/70's. He stated there were three gas tanks in the ground when he purchased the property. Mr. Cornwell explained that the EPA had to approve moving the tanks and he had to buy a license to do so. There is actually a well on the south east corner of the gas station that has been tested and monitored every year. It has been certified drinking water. Mr. Cornwell stated that he owns the property just west of that which is also on a well and he monitors that well too. Mr. Cornwell stated that south of that is his residence. All that water is clean, the ground and soil have been tested. The house that was removed had all its demolition permits pulled through Clark County. Mr. Cornwell said he has all the certification and testing here if the Commission would like to see it.

Mr. Jurick asked the Owner/Applicant what is intention once it is rezoned. Mr. Cornwell explained that he purchased the property in foreclosure. He said he was not going to do anything with it. There is a nice metal building located on the property used for storage. He would like to keep it for residential.

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

Case #Z-2015-14~ Rezoning ~ Property Owner/Applicant: Robert Cornwell ~ Location 6865 West National Road ~ 0.957 acres from I-1 to R-1

Motion by Mr. Hays, seconded by Mr. Jurick, to recommend **Approval** as presented.

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

No:

Abstain:

Motion carried unanimously.

Staff Comments

Mr. Neimayer told the Board that he got an email from the Company that representing a proposed Dollar General in this area. The Company finally sent an email to withdraw the case. Mr. Neimayer said he can now close that case.

Minutes

Clark County Rural Zoning Commission

Next Wednesday the rezoning cases for Dille Road property is scheduled to be heard by the County Commissioners. There are two other rezoning cases down at the Commission which are scheduled to be heard the following Wednesday, January 27, 2016. The one case is for Jim Preston. The other case is for Kent and Joyce Swayne.

Mr. Neimayer said that he does not have any cases filed for next month, however Staff does have a presentation for the Board. It will be a work session regarding signage.

The last thing Mr. Neimayer needs to discuss is the Rural Zoning Commission changing their meeting time and/or date, which has been requested by the Commission Office. Mr. Neimayer explained that the reason for this is that their meeting is at the same time as Rural Zoning Commission. This is preventing Mr. Neimayer from going to the Commission meetings when we have cases to be heard. After discussing available options, the Board agreed to move their future meetings to the Thursday following the CEDA meeting date (usually the 2nd Thursday of the month) at 9 am. Meetings will continue to be held in Conference Room 151 at Springview Government Center. Mr. Neimayer stated the Board's Rules of Procedures will have to be amended with this new day and time. This new meeting date and time will start in July 2016.

Adjournment

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

VOTE: Motion carried unanimously

The meeting was adjourned at 8:52 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary