

Minutes

CEDA Regional Planning Commission

Special Meeting ~ 4:00 pm.
Wednesday, February 10, 2016

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Michael Hanlon, Chairperson of the CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 4:00 am. and asked for the Roll Call.

Present For Roll Call: Mr. Michael Hanlon, Ms. Theresa Hartley, Mrs. Kim Marshall and Mrs. Charlene Roberge.

Absent For Roll Call: Mr. Dan Kelly and Mr. Michael Spradlin.

Chairperson Hanlon explained how the meeting will be held.

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

Approval of November 15, 2015 Minutes

Motion by Mrs. Roberge, seconded by Ms. Hartley, to **Approve** the minutes as presented.

VOTE: Yes: Mrs. Roberge, Ms. Hartley, Mr. Hanlon and Mrs. Marshall

No: None.

Motion carried.

Mr. Neimayer stated that the January 7, minutes would be deferred to the next meeting because there are not enough eligible members present from that meeting.

Case #SA-2016-01 ~ Comprehensive zoning text amendments initiated by the Springfield Township Zoning Commission.

Chairperson Hanlon asked Mr. Neimayer for the Staff Report.

Mr. Allan Neimayer, Senior Planner explained the packets that the Board was given. Included in these amendments are some minor editorial changes. He then spoke on other changes such as how reclamation plans for excavation sites are controlled by ODNR. Therefore, we will require a copy of the plan approved by ODNR. Likewise, the amount of play area for nursery/day care centers is regulated by the state regulatory board. We will require a copy of the state certification/license. A business use under B-1 Zoning is limited to hours of operation. That restriction will be removed.

In Section 2704.06, Paragraph A allows the BZA to permit a substitution of a non-conforming use while Paragraph B prohibits said change. Accessory structures had one category fits all types. That regulation will be modified with the number, size and height of accessory structures based on the size of the parcel in which it is located on. Language to better control electronic message display signs will be added.

Minutes

CEDA Regional Planning Commission

Mr. Neimayer arranged a work session with Jereme Best, Soil and Water Conservation District, to discuss pond construction design with the Zoning Commission. Mr. Best reviewed actual cases in Clark County where poor pond design lead to erosion problems for abutting property owners and to township government. The goal is to get property owners to work with Soil and Water Conservation District on proper pond design that benefits everyone.

Mr. Neimayer asked if there are any questions from the Board.

Mrs. Roberge expressed her thanks to Mr. Neimayer for working on this.

Hearing no questions, Chairperson Hanlon asked for a motion.

Case #SA-2016-01 ~ Comprehensive zoning text amendments initiated by the Springfield Township Zoning Commission.

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

VOTE: Yes: Mrs. Roberge, Mrs. Marshall, Mrs. Hartley and Mr. Hanlon.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is Thursday, March 3, 2016. There will be a township rezoning case.

Adjournment

Motion by Mrs. Roberge, seconded by Ms. Hartley, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:16 pm.

Mr. Michael Hanlon, Chairperson

Mr. Thomas A. Hale, Secretary