

Regular Meeting ~ 2:00 p.m. Wednesday, April 3, 2013

Springview Government Center 3130 East Main Street Springfield, Ohio 45505

Mr. Ron Lyons, Vice Chairperson of the Clark County Planning Commission of Clark County Ohio, calls the meeting to order at 2:02 p.m.

Present:

Mr. Ron Lyons, Mr. David Minard, Mr. Steve Hopkins, Commissioner Detrick, Commissioner Hartley and Commissioner Lohnes and Ms. Jo Anderson arrived at 2:05.

Absent:

Mrs. Charlene Roberge, Mrs. Elaine Stevenson, Mr. Jim Burkhardt and Mrs. Nora Parker.

Chairperson Anderson asks if there are any comments regarding the minutes. Hearing none, she asks for a motion to approve the minutes.

CPC: 4-6-2013: Minutes ~ January 2, 2013 ~ Regular Meeting

Motion by Mr. Lyons, seconded by Commissioner Hartley, to approve the minutes as presented.

VOTE: Motion carried unanimously.

Zoning Regulations – Discussion of Definitions and Proposed Amendments

Mr. Neimayer, Senior Planner, states that both the subdivision regulations and the zoning regulations have been reviewed by Staff and the Technical Review Committee over the past year and a half. Staff is ready to present proposed amendments to the Zoning Regulations to the various Boards starting with the glossary of definitions. The current Zoning Regulations were originally adopted back in May of 1984 and have been amended twenty-three times since then. This project started out with a few corrections that Staff identified and has now evolved into a lengthy summary of changes that need to be addressed.

Starting with Chapter 10, which is the Glossary of Definitions, various terms are being updated along with a few to be deleted that will bring the definitions up to current times. He explains that the items in red are new items, the strikeouts are items to be removed and the items highlighted in yellow are still being researched by Staff. This is for clean-up and clarification as well as to insure that some of the language contained in the regulations is consistent when necessary with the state building code. The highlighted items will continue



to be researched by staff and will be brought to the Board in the near future for proposed amendments on those particular items.

Mr. Neimayer asks the Board to review the definitions over the next month. At the May meeting, he will review the proposed amendments with the Board. Also at the May meeting, he will also distribute the first few chapters of proposed amendments for the Board to review and discuss at the June meeting.

Commissioner Hartley states that the City of Springfield is having a difficult time enforcing their sign regulations specifically the electronic signs. An example is the sign on Bechtle Avenue.

Mr. Neimayer responds that he is aware of that sign issue and that is what initiated the City in revising their regulations.

Commissioner Lohnes asks for clarification for the definitions in red that also have yellow highlighted areas.

Mr. Neimayer responds that the definitions that have highlighted wording is what Staff is further researching. Such as, on page 10-15 the definition for Free Standing Sign. Staff is looking into "other structure" and how that fits or if it should be stricken from the definition.

Mr. Neimayer summarized the formal rezoning (text amendments) procedures and process. He has also asked the Board of Zoning Appeals to review and comment on the zoning amendments as well.

Chairperson Anderson asks for some insight into what the inadequacies are for the "private landing field" description.

Mr. Neimayer responds that Tom Hale has been working on that particular definition as a result of a code complaint. There is a private landing field in Bethel Township where the primary land use has changed but landing field is still being used. Some properties owners to the east of the private landing field are complaining about planes using the landing field.

Chairperson Anderson responds that it may be difficult to make changes if they are perceived as to being in response to a single situation. It would be nice to get a broad picture from what other counties are doing with private landing fields.

Mr. Neimayer responds that Staff has researched the zoning regulations of surrounding counties and they make no reference to a "private landing field". Staff continues to research this matter. Our definition goes back to 1984 when the original zoning regulations was adopted.

Mr. Lyons states that the CFA Committee is contemplating putting a sign up out by the fairgrounds. They have discovered that the State of Ohio has very strict regulations on how big you can put a sign up and how far from the highway it has to be. Maybe Staff should look



into checking with the State of Ohio regarding electronic signs because they seem to have quite a bit of leverage as to where you can put a sign along an interstate.

Mr. Neimayer responds there is a section in the Zoning Regulations that requires the Director of ODOT, or designated representative, to review/approve of signs that are located within 600 feet of the interstate or an arterial (state route) road. One exception under the ORC is if the sign is just listing a property for sale, then ODOT does not get involved.

Staff Comments

Mr. Neimayer states the next scheduled meeting is Wednesday, May 1st, 2013. There have been no new rezoning cases filed. However there will be meetings held as scheduled for the next several months to review the proposed amendments to the Zoning Regulations and then eventually the Subdivision Regulations. He briefly updated the Board on BZA cases and stated that there are no rezoning cases coming up but there has been activity (zoning permit) in several subdivisions.

<u>Adjournment</u>

CPC: 4-7-2013: Adjournment

Motion by Commissioner Detrick, seconded by Commissioner Hartley, to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:20 p.m	1.
Ms. Jo Anderson, Chairperson	Mr. Thomas A. Hale, Secretary