

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, April 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, Mrs. Elaine Stevenson, Mr. Jim Burkhardt, Mr. David Minard, Mrs. Nora Parker, Mrs. Charlene Roberge, Mr. Don Wallace, Commissioner Detrick and Commissioner Herier.

Absent For Roll Call: Mr. Mark Scholl and Commissioner Lohnes.

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

Approval of the March 2, 2016 Minutes

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

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

No: None.

Abstain: Mrs. Anderson

Motion carried.

Chairperson Anderson explained how the meeting will be held.

Case #P-2016-01 ~ Rezoning ~ Property Owners/Applicants: Stephen and Judith Hoberty ~ Location 0-Myers Road ~ PID #250-01-00001-000-066 ~ 2+ acres from A-1 (Agricultural District) to R-1 (Rural Residence District) ~ Pike Township

Mr. Neimayer presented the case. The Applicants are requesting to re-zone and split off into two potential lots for new residential building sites. Mr. Neimayer pointed out a ditch that drains into the East Fork Creek. The lots to the north were most likely rezoned to R-1 due to the township's zoning requirements. Mr. Neimayer said the request is in conformity with the CROSSROADS Land Use Plan. The question whether there are one or two house lots will be based on the lot review process by the Health Department.

Mr. Neimayer stated that the Staff recommended the rezoning request be approved as presented. Mr. Neimayer stated that he would answer any questions from the Board.

Chairperson Anderson asked if the concern about one versus two lots will be communicated to the Applicants. Mr. Neimayer stated that the Applicants, although not here, did receive the staff report.

Mrs. Stevenson asked if the Applicant received a copy of the comment letter from the Engineer. Mr. Neimayer said that was included with the staff report.

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Mrs. Stevenson asked if there was an option to redirect that drainage. Mr. Neimayer responded although that is an option, it would be expensive.

Mrs. Stevenson asked if we recommend approval, where does the case go. Mr. Neimayer explained it goes to the Pike Township Zoning Commission and then to the Township Trustees.

Mrs. Stevenson asked then at what point is it determined if there will be one lot or two lots. Mr. Neimayer responded it will be determined during the Lotsplit review process.

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

Case #P-2016-01 ~ Rezoning ~ Property Owners/Applicants: Stephen and Judith Hoberty ~ Location 0-Myers Road ~ PID #250-01-00001-000-066 ~ 2+ acres from A-1 (Agricultural District) to R-1 (Rural Residence District) ~ Pike Township

Motion by Mrs. Roberge, seconded by Mrs. Parker, to recommend **Approval** as presented with the note about the splitting of the lot.

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

No: None.

Motion carried.

Case #P-2016-02 ~ Rezoning ~ Property Owners/Applicants: Charles and Janie Kronk ~ Location 6364 Dialton Road ~ 1.442 acres and 3.350 from B-2 (Community Business) to R-1 (Rural Residence District) and to A-1 (Agricultural District) ~ Pike Township

Mr. Neimayer presented the case. The Applicants are requesting to split and re-zone the subject property from its current B-2 zoning to R-1 (1.442 acres) and to A-1 (3.350 acres). Mr. Neimayer said the requested rezoning conforms to the future land use identified in the CROSSROADS Land Use Plan. The proposal is to split off the existing house and in order to do that it needs to be in the proper zoning district. The remainder of the property has been farmed for years and will not change.

Mr. Neimayer said Staff recommends the request of the two zoning districts be approved as presented and asked for any questions for Staff.

Mrs. Stevenson asked if the business was no longer in operation. Mr. Neimayer said it is not.

With no further questions, Chairperson Anderson asked for a motion.

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Case #P-2016-02 ~ Rezoning ~ Property Owners/Applicants: Charles and Janie Kronk ~ Location 6364 Dialton Road ~ 1.442 acres and 3.350 from B-2 (Community Business) to R-1 (Rural Residence District; 1.442 acres) and to A-1 (Agricultural District; 3.350 acres) ~ Pike Township

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

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

No: None.

Motion carried.

Case #G-2016-01 ~ Rezoning ~ Property Owner/Applicant: Springfield ABG LLC ~ Location 1476 Upper Valley Pike ~ 14.32 acres ~ B-1 (Shopping Center District) to B-3 (General Business District) ~ German Township

Mr. Neimayer presented the case. The township's B-1 zoning district does not allow outdoor display or storage. George Degenhart, German Township Planning/Zoning Director, has been working with Rural King to agree to rezone the subject property from B-1 to B-3, which does allow outdoor display and storage. No other change to the site layout is proposed. Mr. Neimayer said the rezoning request conforms to the CROSSROADS Land Use Plan.

Mr. Neimayer said Staff recommends the rezoning from B-1 to B-3 be approved as presented. He would glad to answer any questions from the Board.

Mrs. Roberge asked if this came about because what they are already doing. Mr. Neimayer said no. For outdoor display and storage, Rural King wants to be in compliance with local zoning.

Mrs. Stevenson asked for clarification on what they owned. Mr. Neimayer reviewed the lot map slide with the Board.

Mrs. Stevenson asked if Rural King was the owner or the tenant. Mr. Neimayer said they are the property owner.

Commissioner Detrick stated Rural King occupies the former Kmart location. Hobby Lobby continues to hold their lease of their adjacent/former location, which runs through July 2016. He indicated there are several tenants interested in that space.

With no further questions, Chairperson Anderson asked for a motion.

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Case #G-2016-01 ~ Rezoning ~ Property Owner/Applicant: Springfield ABG LLC ~ Location 1476 Upper Valley Pike ~ 14.32 acres ~ B-1 (Shopping Center District) to B-3 (General Business District) ~ German Township

Motion by Mrs. Stevenson, seconded by Mrs. Parker, to recommend **Approval** as presented.

VOTE: Yes: Mrs. Stevenson, Mrs. Parker, Mr. Burkhardt, Mr. Minard, Mrs. Roberge, Mr. Wallace, Commissioner Detrick and Commissioner.

No: None.

Motion carried.

Staff Comments

Mr. Ethan Harris, Planner, gave a presentation on signs to the Board. Discussion followed.

Mr. Neimayer stated the next scheduled meeting is Wednesday, May 4, 2016.

Adjournment

Motion by Mrs. Parker, seconded by Mr. Minard, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:15 pm.

Ms. Jo Anderson, Chairperson

Mr. Thomas A. Hale, Secretary