

# **Minutes**

## **Clark County Planning Commission**

Regular Meeting ~ 2:00 pm.  
Wednesday, May 4, 2016

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Ms. Jo Anderson, Chairperson of the Clark County Planning 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, Mr. Jim Burkhardt, Mr. David Minard, Mrs. Nora Parker, Mrs. Charlene Roberge, Mr. Don Wallace, Commissioner Detrick, Commissioner Herier and Commissioner Lohnes.

Absent For Roll Call: Mrs. Elaine Stevenson.

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

### **Approval of the April 6, 2016 Minutes**

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

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

**No:** None.

**Abstain:** Mr. Scholl and Commissioner Lohnes.

***Motion carried.***

Chairperson Anderson explained how the meeting will be held.

### **Case #Z-2016-02 ~ Rezoning ~ Property Owner: Ina Sue Benfield ~ Applicants: Stephen and Allysson Rudnicki ~ Location 129 West Main Street, Medway ~ 0.5 acres from B-2 (Community Business District) to PD-M (Planned District-Mixed Use) ~ Bethel Township**

Chairperson Anderson asked Mr. Neimayer for the Staff Report.

Mr. Neimayer, Senior Planner, presented the case. Mr. Neimayer said surrounding the subject property on both sides is R-2A zoning. On Main Street we have a mixed of zoning and actual land uses. In some cases, there are mixed uses on the same property, like this rezoning case.

Mr. Neimayer explained the CROSSROADS Land Use Plan has the area in a mixed residential use. Most recently on the subject property was the Medway Cleaners in the commercial building at the upper west side of the property. At the back of the property is a dwelling that predates zoning for Bethel Township. This dwelling has been and continues to be a rental property. Zoning of the property continues to be business, which it was when zoning was adopted for the Bethel Township.

The Applicant would like to keep the options of both residential and non-residential. The only zoning district allowing that is the PD-M (Planned District-Mixed Use). Mr. Neimayer said the Applicants are

# **Minutes**

## **Clark County Planning Commission**

not proposing any changes. Mr. Neimayer stated there are public utilities servicing the property. There is no off street parking, this is in Medway. There is on street parking in that respect. For any use other than that permitted under B-2 zoning, the property owner at that time would have to go through another zoning process.

Mr. Neimayer stated that the Staff recommends the rezoning request B-2 to PD-M be approved as presented for both preliminary and final approval. Mr. Neimayer said he would be glad to answer any question the Board may have at this time.

Commissioner Detrick asked if this way going to be a dry cleaner's again. Mr. Neimayer stated he did not believe so. He said the owners- to-be (Applicants) are here in the audience.

Commissioner Detrick asked if all three properties are hooked up on the public sewer system. Mr. Neimayer said he was not sure of the dwelling in the rear.

The Applicants confirmed that all three main buildings are connected to public utilities.

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

**Case #Z-2016-02 ~ Rezoning ~ Property Owner: Ina Sue Benfield ~ Applicants: Stephen and Allysson Rudnicki ~ Location 129 West Main Street, Medway ~ 0.5 acres from B-2 (Community Business District) to PD-M (Planned District-Mixed Use) ~ Bethel Township**

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

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

**No:** None.

***Motion carried.***

### **Staff Comments**

Mr. Neimayer stated the next scheduled meeting is Wednesday, June 1, 2016.

### **Adjournment**

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

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 2:12 pm.

---

Ms. Jo Anderson, Chairperson

---

Mr. Thomas A. Hale, Secretary