

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 4:00 pm
Thursday, May 5, 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 pm and asked for the Roll Call.

Present For Roll Call: Mr. Michael Hanlon, Mr. Dan Kelly, Mrs. Kim Marshall, Ms. Theresa Hartley and Ms. Lewis-Campbell.

Absent For Roll Call: Mrs. Charlene Roberge and Mr. Mike Spradlin.

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

Approval of March 3, 2016 Minutes

Motion by Mrs. Marshall, seconded by Ms. Lewis-Campbell, to **Approve** the minutes as presented.

VOTE: Yes: Mrs. Marshall, Ms. Lewis-Campbell, Mr. Hanlon and Mr. Kelly.

No: None.

Abstain: Mrs. Hartley and Mr. Spradlin.

Motion carried.

Chairperson Hanlon noted the Minutes from the January 7th & February 10, 2016 meetings will be deferred to the next meeting due to lack of eligible members present to vote.

Chairperson Hanlon explained how the meeting will be held.

Case #S-2016-03~ Rezoning ~ Property Owner/Applicant: Diana Schneider ~ Location 1693 W. Possum Road ~ 1.804 acres from A (Agricultural District) to R-1 (Single -Family Residence District) ~ Springfield Township

Chairperson Hanlon asked Mr. Neimayer for the Staff Report.

Mr. Allan Neimayer, Senior Planner presented the case. The Property Owner/Applicant is Diana Schneider. The property is located at 1693 W. Possum Road in Springfield Township. Mr. Neimayer stated this is a request to rezone 1.804 acres from A to R-1 to split off a new house lot from the farmland. Mr. Neimayer explained the property is on both sides of W. Possum Road. There is floodplain that goes through the western portion of the property which has no impact on this specific rezoning case. Mr. Neimayer explained under township zoning the minimum lot size in the A District is 5 acres. That is the purpose of the rezoning. He said that the request does confirm with the CROSSROADS Land Use Plan.

The Staff recommends that the request for the 1.804 acres going from A to R-1 be approved as presented. Mr. Neimayer stated that he would answer questions the Board may have at this time.

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Chairperson Hanlon asked about the condition that the Applicant put a 10 foot right away easement as per the County Thoroughfare Plan. Mr. Neimayer stated that is more of informational. It is a requirement of the lotsplit process.

Mr. Kelly asked if there were any objections. Mr. Neimayer stated no but again this is just the public meeting not the public hearing. Notices have been sent out for the Springfield Township Zoning Commission's meeting later this month.

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

Case #S-2016-03 ~ Property Owner: Diana Schneider ~ Location 1693 W. Possum Road ~ 1.804 acres from A (Agricultural) to R-1 (Single-Family Residence)

Motion by Ms. Lewis-Campbell, seconded by Mr. Kelly to recommend **Approval** as presented.

VOTE: Yes: Ms. Lewis-Campbell, Mr. Kelly, Ms. Hartley and Mrs. Marshall.

No: None.

Motion carried.

Case #S-2016-02-A~ Rezoning ~ Property Owner/Applicant: Robert Keehner, Jr. ~ Agent: Tom Florence ~ Location: 3650 Craig Road ~ Springfield Township

Chairperson Hanlon asked Mr. Neimayer for the Staff Report.

Mr. Allan Neimayer presented the case. This case was previously seen by the Board. The subject property is on Craig Road in the south eastern portion of Springfield Township. Following the Township Trustee's approval to rezone 1.62 acres from A to R-1, the soil analysis was done and submitted to the Health Department, which resulted in the need of an additional 0.3 acres for a future leach field area. Mr. Neimayer showed a map that illustrated the change. Mr. Neimayer consulted with the County Prosecutors Office and was instructed that a new rezoning review/approval is required for the 0.3 acres.

The Staff recommends that the request to rezone this 0.3 acres from A to R-1 be approved as presented. Mr. Neimayer stated that he would answer questions the Board may have at this time.

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

Case #S-2016-02-A~ Rezoning ~ Property Owner/Applicant: Robert Keehner, Jr. ~ Agent: Tom Florence ~ Location: 3650 Craig Road

Motion by Mrs. Hartley, seconded by Mrs. Lewis Campbell to recommend **Approval** as presented.

VOTE: Yes: Mrs. Hartley, Ms. Lewis-Campbell, Mr. Kelly and Mrs. Marshall.

No: None.

Motion carried.

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Staff Comments

Mr. Neimayer stated the next scheduled meeting is Thursday, June 2, 2016.

Adjournment

Motion by Ms. Hartley, seconded by Mr. Kelly, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:12 pm.

Mr. Michael Hanlon, Chairperson

Mr. Thomas A. Hale, Secretary