

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 8:28 am.
Wednesday, May 11, 2016

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission of Clark County Ohio, called the meeting to order at 8:30 am. and asked for the Roll Call.

Present For Roll Call: Mr. Ken Brust, Mr. John Hays, Mr. Bob Jurick, Mr. Pete Lane, Mr. Wayne Leis and Mr. Jon Hostasa.

Absent For Roll Call: None.

Chairperson Brust asked if there are any comments regarding the minutes. Mr. Jurick noted on Page 10, Paragraph 4, next to last sentence should read: He stated "the Township had three in the last 15 years". Hearing no further comments, he asked for a motion to approve the minutes as corrected.

Approval of the March 9, 2016 Minutes

Motion by Mr. Hays, seconded by Mr. Jurick, to **Approve** the minutes as corrected.

VOTE: Yes: Mr. Hays, Mr. Jurick, Mr. Brust, Mr. Lane, Mr. Leis and Mr. Hostasa.

No: None.

Motion carried.

Chairperson Brust explained how the meeting will be held.

Case #Z-2016-02 ~ Rezoning ~ Property Owner: Ina Sue Benfield ~ Applicants: Stephen & 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 Brust asked Mr. Neimayer for the Staff Report.

Mr. Neimayer, Senior Planner, presented the case. The Applicants are Stephen and Allysson Rudnicki. The subject property is located at 129 West Main Street in Medway. This is a request to rezone the property from a B-2 to a PD-M. Mr. Neimayer explained that the Applicants are looking to buy the property and need to rezone it to meet requirements of the bank. The PD-M zoning would keep what is currently on the property and put the mixed uses into the proper zoning district. Mr. Neimayer said there are no plans of new construction.

Mr. Neimayer explained The CROSSROADS Land Use Plan identifies this area as Medium Density Residential. However, in the Plan it also identifies neighborhood commercial uses as it properly fits.

Mr. Neimayer stated that according to the County Auditor's website, the main house dates back to the late 1800's and the commercial building in 1900, which both would pre-date any zoning for Clark County. The previous business was the Medway Cleaners, which is closed at this time.

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Staff recommends the Applicant's request to rezone the subject 0.5 acre property from B-2 to PD-M be approved as presented for both preliminary and final approval. The County Planning Commission met on May 4, 2016 and recommended this rezoning request be approved as presented. Mr. Neimayer stated that he would answer questions the Board may have at this time.

Mr. Jurick asked if there is vehicle access to the rental property. Mr. Neimayer stated that in Medway everything is on street parking.

Hearing no further questions, Chairperson Brust opened this portion of the public hearing at 8:38 am and asked if anyone would like to speak in favor of the rezoning case.

Jerri Barlage, Agent for the buyers, stated they asking for the zoning change to allow the buyer to sell the property.

Chairperson Brust noted there was no one else in the audience to speak on this case.

Chairperson Brust closed this portion of the public hearing at 8:38 am and asked for discussion among the Board. Hearing none, he asked for a motion.

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Motion by Mr. Lane, seconded by Mr. Jurick to recommend **Approval** as presented.

VOTE: Yes: Mr. Lane, Mr. Jurick, Mr. Hays and Mr. Leis.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is Wednesday, June 8, 2016.

Adjournment

Motion by Mr. Hays, seconded by Mr. Lane, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 8:42 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary