

# **Minutes**

## **Clark County Planning Commission**

Regular Meeting ~ 2:00 pm.  
Wednesday, July 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, 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: Mr. Mark Scholl and Mrs. Elaine Stevenson.

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

### **Approval of the May 4, 2016 Minutes**

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

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

**No:** None.

***Motion carried.***

Chairperson Anderson explained how the meeting will be held.

### **Case #Z-2016-04 ~ Rezoning ~ Property Owner/Applicant: Ron Boling/Boling Investments, Ltd. ~ Location on Lake Road, PID #010-05-00025-201-001 ~ Rezone 11.98 acres from A-1 (Agricultural District) to R-4 for 2-Family and/or 3-Family Residential dwellings.**

Chairperson Anderson asked Mr. Neimayer for the Staff Report.

Mr. Neimayer presented the case. The subject property does not currently have an address. It is Parcel Number 010-05-00025-201-001 located in Bethel Township and is just under 12 acres in size. The front portion going towards Lake Road is undeveloped farmland with trees/wooded area on the back end of the property and east side. There is a gradual grading going back into the property from Lake Road. The surrounding area has been developed into single-family residential under the various R or A-1 zoning.

Mr. Neimayer stated that the county's Thoroughfare Plan shows Lake Road as a secondary arterial roadway with possible widening as the type of improvement. The proposed R-4 zoning would put the property into a higher density, which would warrant a secondary arterial roadway, rather than a local road. The Thoroughfare Plan calls for future right-of-way to be 80 feet total or 40 feet from centerline.

Mr. Neimayer said there is public sanitary sewer that runs along the west side of Lake Road. He noted that there is no public water in the immediate area of the subject property. However, it could be extended to the property from Kennedy Drive.

Mr. Neimayer stated that the Crossroads Land Use Plan identifies this part of Bethel Township, west of South Medway-New Carlisle Road, as "Medium-Density Residential" which fits with the Applicant's proposal.

Staff was informed by the Applicant that he planning for either 2-family or 3-family dwelling units. The subject property would be split into three separate parcels. Mr. Neimayer explained that R-3 zoning only allows for single-family or 2-family dwellings. R-4 zoning would allow for multi-family complexes, 3-family or more dwellings, in addition to also allowing 2-family dwellings.

Mr. Neimayer noted that per zoning regulations, public water and sewer is required when there are three or more family dwellings. With this proposal, if the Applicant decides to go for 3-family dwellings, he would have to provide for public water to meet the zoning requirements or apply for a variance.

Staff recommends the rezoning request be approved as presented and will be informing the Applicant of the public sewer and water requirement. Mr. Neimayer said that he had received one phone inquiry from an adjacent property owner who is opposed to the rezoning request. Mr. Neimayer stated that the letter from the County Engineer's Department came after the Board packets were sent. He also noted that the Applicant was informed of the CPC meeting but is not in the audience.

Commissioner Detrick asked how far north the public water is located. Mr. Neimayer responded that the water line had been extended down Kennedy Road to the Albat property (1900 Lake Road). Using the county's GIS, the distance from the NW corner of the subject property to Kennedy Road is about 930 feet.

Mrs. Roberge asked if the number of units can be restricted under R-4 zoning. Mr. Neimayer responded the Board could recommend R-4 zoning with the Specific Use designation limiting the density. Mr. Neimayer showed the closest existing R-4 zoning is on State Route 235.

Mr. Wallace asked Mr. Neimayer if he could show him the water tables. Mr. Neimayer did not have specific information from the Health Department. He said the concern would be of the type of soils.

Following Commissioner Detrick asking what the requirements are for R-4 zoning in order to proceed with any construction, there was a discussion over development options and density.

Commissioner Lohnes asked if three-family structures were built, what utilities would be required.

Mr. Neimayer responded public water would be required or file for a variance.

Commissioner Lohnes asked if sewer is available for the entire area. Mr. Neimayer responded public sanitary sewer is available.

Mrs. Roberge asked if the Applicant builds three-family dwelling units, he would have to run public sewer and water, but he would not if he builds two-family dwelling units or single dwellings. Mr. Neimayer said that is correct.

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Mrs. Roberge asked if it is rezoned to R-4 with Specific Use allowing up to three-dwelling units and the Applicant does not want to run the public water, a variance would be required. Mr. Neimayer said yes.

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

**Case #Z-2016-04 ~ Rezoning ~ Property Owner/Applicant: Boling Investments, Ltd./Ron Boling ~ Location on Lake Road, PID #010-05-00025-201-001 ~ Rezone 11.98 acres from A-1 (Agricultural District) to R-4 for 2-Family and/or 3-Family Residential dwellings.**

Motion by Mrs. Roberge, seconded by Commissioner Detrick, to recommend **Approval** to rezone the subject property from A-1 to R-4 Specific Use with a limit of no more than three-family dwelling units on three lots.

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

**No:** Mr. Burkhardt and Mr. Wallace.

***Motion carried.***

### **Staff Comments**

Next scheduled meeting is August 3, 2016.

Mr. Neimayer informed the Board that the last rezoning case heard (#Z-2016-02) for property at 129 W. Main Street in Medway has since been approved by the County Commission.

### **Adjournment**

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

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 2:32 pm.

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Ms. Jo Anderson, Chairperson

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Mr. Thomas A. Hale, Secretary