

# **Minutes**

## **Clark County Planning Commission**

Regular Meeting ~ 2:00 p.m.  
Wednesday, September 7, 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 2:01 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. Mark Scholl, Commissioner Detrick, Commissioner Herier and Commissioner Lohnes.

Absent For Roll Call: Mr. Don Wallace.

Chairperson Anderson explained how the meeting will be held.

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

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

Motion by Mr. Burkhardt, seconded by Mrs. Parker, to **Approve** the minutes as presented.

**VOTE: Yes:** Mr. Jim Burkhardt, Mrs. Nora Parker, Ms. Jo Anderson, Mr. David Minard, Mrs. Charlene Roberge, Commissioner Detrick, Commissioner Herier and Commissioner Lohnes.

**No:** None

**Abstain:** Mr. Mark Scholl and Mrs. Elaine Stevenson.

***Motion carried.***

### **Case #Z-2016-06 ~ Rezoning ~ Property Owners/Applicants: Timothy and Stella Sergent ~ Location: 1.0 acre located at 95 S. Tecumseh Rd. from B-2 (Community Business District) to R-1 (Rural Residence District), and adjacent 0.35 acres located on S. Tecumseh Rd. from B-3 (General Business District) to R-1.**

Chairperson Anderson asked Mr. Neimayer for the Staff Report.

Mr. Allan Neimayer, Senior Planner, presented the case. The subject properties are located at 95 S. Tecumseh Rd. and 0 S. Tecumseh Rd. (parcel number ending in -030) and consist of 1.35 total acres. The original zoning map adopted for Bethel Township in November 1964 shows 95 S. Tecumseh Road as B-2 (Community Business District). The Applicants adjacent property, 0 S. Tecumseh Road, was rezoned to B-3 (General Business District) in 1980. The Applicants need to get the house property into the proper residential zoning district to satisfy the bank's requirement for refinancing. Hence, the Applicants have filed this rezoning request to rezone both properties from B-2 and B-3 to R-1 (Rural Residence District).

According to the County Auditor's records, the house at 95 S. Tecumseh Rd. was built in 1938. When zoning was adopted as noted above, the house became a legal, non-conforming use. Aerial

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photography from 1964 shows the Applicants' adjacent property (Parcel -030) was undeveloped and has remained so to the present time. The Applicants have no plans for developing Parcel -030. Other than the existing business and industrial uses at the US 40 and Tecumseh Rd. intersection, as reflected on the zoning map, the surrounding land uses are single-family residential and agricultural use.

This part of Bethel Township is identified in the CROSSROADS Land Use Plan as Agriculture/Rural Residential emphasizing agriculture as the dominant land use but also recognizing residential use as appropriate at very low density.

Parcel -030 is 0.35 acres in size with approximately 78 ft. of frontage along S. Tecumseh Rd. Because it is a sub-standard lot under current zoning minimum lot standard requirements, meeting zoning setback requirements and getting Health Department approval for on-site utilities will be challenging. Staff recommends the Applicants' request to rezone the subject properties from B-2 and B-3 to R-1 be approved as presented. Staff also recommends the Applicants combine both parcels into one. Mr. Neimayer stated he would answer questions the Board may have at this time.

Mrs. Roberge asked Mr. Neimayer if he had received any complaints. Mr. Neimayer answered no.

Mrs. Stevenson asked if the property to the west was Carmichael Machine . Mr. Neimayer answered yes and stated Carmichael Machine also owns the property to the north of the subject property, which is being used as a parking lot.

Mr. Detrick asked if Carmichael Machine rezoned the area in 1964. Mr. Neimayer stated he did not look that far back in the records. He stated according to the 1964 original zoning map, Carmichael Machine was zoned "M" and is currently zoned I-1S.

Mrs. Stevenson asked if a church was located across the street. Mr. Neimayer answered yes.

Mrs. Stevenson then asked about the lot combination process. Mr. Neimayer stated there is a form that is filed with the County Auditor's Office.

Chairperson Anderson asked if the Board had questions for the Applicant. There were none.

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

**Case #Z-2016-06 ~ Rezoning ~ Property Owners/Applicants: Timothy and Stella Sergent ~ Location: 1.0 acre located at 95 S. Tecumseh Rd. from B-2 (Community Business District) to R-1 (Rural Residence District), and 0.35 acres located on 0. S. Tecumseh Rd. from B-3 (General Business District) to R-1.**

Motion by Mrs. Roberge, seconded by Mrs. Parker to recommend **Approval** as presented with the staff recommendation of the combination of both parcels into one.

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

**No:** None

***Motion carried.***

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### **Staff Comments**

Mr. Neimayer stated the next scheduled meeting is Wednesday, October 5, 2016. He told the Board he had received one application for the October meeting.

Mr. Neimayer informed the Board that the Lake Road (Ron Boling) rezoning case was approved by the County Commissioners with the conditions as recommended by the CPC and by the Rural Zoning Commission.

### **Adjournment**

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

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 2:14 pm.

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Ms. Jo Anderson, Chairperson

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Mr. Thomas A. Hale, Secretary