

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, October 5, 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, Mrs. Elaine Stevenson, Mr. Jim Burkhardt, Mr. David Minard, Mrs. Nora Parker, Mrs. Charlene Roberge, Mr. Mark Scholl, Mr. Don Wallace, Commissioner Herier and Commissioner Lohnes.

Absent For Roll Call: Commissioner Detrick.

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 September 7, 2016 Minutes

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

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

No: None.

Abstain: Mr. Wallace.

Motion carried.

Case #TE-2016-01 ~ Time Extension, Pinewood Estates Subdivision, Section 3 ~ Property Owner/Applicant: Joyce Brown ~ Location: 25.535 acres east of Ballentine Pike at the east stub end of Pinewood Avenue; German Township.

Chairperson Anderson asked Mr. Neimayer for the Staff Report.

Mr. Neimayer explained that Pinewood Estates Subdivision, Section 3 consists of 16 lots on 25.535 acres. The Preliminary Plan and Final Plat were originally approved by the County Planning Commission on October 4, 2006. Since receiving Preliminary Plan approval, there have been four Time Extension requests: #1 Terry Hoppes for Lon Jenkins (owner/developer), approved on 9-3-2008; #2 Terry Hoppes for Lon Jenkins (owner/developer), approved on 8-4-2010; #3 Lon Jenkins approved on 10-3-2012; and #4 Joyce Brown (owner/applicant), approved on 12-3-2014. Mr. Neimayer stated that staff recommends the Applicant's request for an additional two (2) year extension in which to record the final plat for Pinewood Estates Subdivision, Section 3 be approved subject to the following: prior to recording, updated cost estimates shall be submitted to the County Engineer's Department that reflect current pricing and the Applicant shall re-submit the final plat to the Tax Map Office for review, and make any revisions as may be noted. He noted that this latest time extension would be valid until October 4, 2018.

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Chairperson Anderson asked if the Board had questions for Mr. Neimayer. Hearing none, she asked if the Applicant wished to speak.

Joyce Brown, 5459 Knollwood Rd., Owner/Applicant, stated she and her husband had started the subdivision but he has since passed away. Ms. Brown told the Board she had sold the subdivision and it went into bankruptcy. She got it back and is asking for a two year extension. She felt the housing market was picking up and had received some interest in the land.

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 #TE-2016-01 ~ Time Extension, Pinewood Estates Subdivision, Section 3 ~ Property Owner/Applicant: Joyce Brown ~ Location: 25.535 acres east of Ballentine Pike at the east stub end of Pinewood Avenue; German Township.

Motion by Mrs. Roberge, seconded by Mrs. Parker, to **Approve** an additional 2-year time extension as presented with the staff recommendation of prior to recording, updated cost estimates shall be submitted to the County Engineer's Department and Applicant shall re-submit the final plat to the Tax Map Office for review and make any revisions as may be noted.

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

No: None.

Abstain: Commissioner Herier.

Motion carried.

Case #Z-2016-07 ~ Rezoning ~ Property Owners/Applicants: Jerry & Mary Beekman ~ Agent: Wayne Southward ~ Location: 4122 Springfield-Jamestown Rd., Green Twp .~ Rezone 1.115 acres from A-1 to B-1 to add a bakery to the current farm market.

Chairperson Anderson asked Mr. Neimayer for the Staff Report.

Mr. Neimayer noted for the record that Mr. Scholl removed himself from the Board for this case due to a conflict of interest.

Mr. Neimayer stated the subject property is located at 4122 Springfield-Jamestown Rd. and consists of 1.115 total acres. The original zoning map adopted by Green Township in May 1972 shows the subject property zoned A-1. In 2008, the Applicants received Conditional Use approval to allow a Garden Center and Greenhouse on the property. Now, the Applicants would like to expand their farm market business to include a bakery. Hence, the Applicants have filed this rezoning request to rezone the subject property from A-1 to B-1. See Exhibit A – Applicant's narrative.

Mr. Neimayer stated this part of Green Township is identified on 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. Mr. Neimayer told the Board according to the original zoning map for Green Township, the 17+ acres on the west side of SR 72 opposite the subject

property has been zoned B-3 since 1972. Likewise, the 3.7 acres south of the Applicants' adjacent farmland (4200 Springfield-Jamestown Rd.) has been zoned I-1 (Industrial) since 1972.

Mr. Neimayer stated that staff recommends the Applicants' request to rezone the subject property from A-1 to B-1 be approved as presented, noting that any future construction (building or site improvements) are subject to meeting the county's Stormwater Regulations.

Chairperson Anderson asked if the Board had questions for Mr. Neimayer.

Ms. Stevenson asked what uses were permitted in a B-1. Mr. Neimayer presented a slide showing the allowed uses. Ms. Stevenson asked if the small eat-in area complied with the B-1 zoning since restaurant was allowed in B-1. Mr. Neimayer answered yes.

Hearing no further questions, Chairperson Anderson asked if the Applicant wished to speak.

Wayne Southward, 1 S. Limestone St., the Applicants' attorney, stated the eat-in area will be a 10 ft. by 14 ft. area located at the front of the building, where there is currently an open porch. He stated the Applicant has been selling baked goods at the site for eight years, but would now like to bake the items in the current farm market building.

Chairperson Anderson asked if the Board had questions for Mr. Southward.

Mrs. Roberge asked if this would allow the business to be open year round. Mr. Southward answered yes.

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-2016-07 ~ Rezoning ~ Property Owners/Applicants: Jerry & Mary Beekman ~ Agent: Wayne Southward ~ Location: 4122 Springfield-Jamestown Rd., Green Twp. ~ Rezone 1.115 acres from A-1 to B-1 to add a bakery to the current farm market.

Motion by Mrs. Roberge, seconded by Mr. Burkhardt, to recommend **Approval** as presented with the staff recommendation of any future construction (building or site improvements) be subject to meeting the county's Stormwater Regulations.

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

No: None.

Abstain: None.

Motion carried.

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Staff Comments

Mr. Neimayer stated the next scheduled meeting is Wednesday, November 2, 2016.

Mr. Neimayer informed the Board the first Steering Committee meeting to discuss updating the CROSSROADS Land Use Plan would be held on October 19, 2016. Ms. Anderson will be representing the County Planning Commission.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:21pm.

Ms. Jo Anderson, Chairperson

Mr. Thomas A. Hale, Secretary