

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9 a.m.
Thursday, October 13, 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 9:00 am and asked for the Roll Call.

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

Absent For Roll Call: None

Chairperson Brust explained how the meeting will be held.

Chairperson Brust asked if there are any comments regarding the minutes. Hearing no comments, he asked for a motion to approve the minutes.

Approval of the September 15, 2016 Minutes

Motion by Mr. Hays, seconded by Mr. Leis, to **Approve** the minutes as presented.

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

No: None.

Abstain: Mr. Lane

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 Brust asked Mr. Neimayer for the Staff Report.

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.

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 said 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.

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Mr. Neimayer told the Board 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.

Mr. Neimayer told the Board the County Planning Commission met on October 5, 2016 to review this rezoning case. Following discussion, the CPC passed a motion recommending to the Rural Zoning Commission that the Applicants request to rezone the subject property from A-1 to B-1 be approved as presented, noting any future construction is subject to meeting the county's stormwater regulations.

Mr. Neimayer stated that he would answer questions the Board may have at this time. There were no questions for Mr. Neimayer.

Chairperson Brust opened the Public Hearing at 9:05 a.m.

Wayne Southward, attorney representing the Applicants, explained the property is currently being used as a farm market and the change is to allow them to build a kitchen to bake onsite instead of their home. He stated it is the same use, just more emphasis on bakery.

Mr. Brust asked the Board if they had any questions for the Applicants or Applicants attorney. There were no questions. There were no other audience members present.

Chairperson Brust closed the Public Hearing at 9:06 a.m.

Chairperson Brust asked for discussion among the Board. Hearing no further questions or comments from the Board, Chairperson Brust 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 Mr. Hays, seconded by Mr. Lane, 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: Mr. Hays, Mr. Lane, Mr. Leis and Mr. Jurick.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is Thursday, November 10, 2016.

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Adjournment

RZC: October 13, 2016: Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:12 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary