

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9 a.m.
Thursday, November 10, 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 none, he asked for a motion to approve the minutes.

Approval of the October 13, 2016 Minutes

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

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

No: None.

Motion carried.

Case #Z-2016-08 ~ Rezoning ~ Property Owner/Applicant: Theresa Siejack ~ Agent: Jim Peifer; Karen Beasley, Architect ~ Location: 4690 Urbana Road, Moorefield Twp. ~ To amend an existing PD-M (Planned District-Mixed Use) to include the following: 1) storage building, 24 ft. by 48 ft.; 2) restaurant addition, 30 ft. by 50 ft.; 3) enclose the existing pavilion, and 4) allow extended stay rather than transient only in guest room loft.

Chairperson Brust asked Mr. Neimayer for the Staff Report.

Mr. Neimayer stated the site was rezoned to PD-M (Planned District – Mixed Use) in 2006 at which time it consisted of 4.037 acres. The property was expanded to its current size of 12.04 acres and the PD-M was amended in 2010 and 2013 to include additional development uses. This latest amendment to the PD-M includes the following: 1) adding a 24 ft. by 48 ft. (1,152 sq. ft.) storage building; 2) a 30 ft. by 50 ft. (1,500 sq. ft.) addition to the restaurant; 3) enclosing the existing pavilion, improvements to meet building code, and installing an enclosed connector to the restrooms; and 4) allow extended stay rather than transient only in guest room loft.

Mr. Neimayer addressed the overflow parking area. He stated the original (2006) development plan included an overflow parking area (grass and/or permeable pavement) south of the entrance drive off of Urbana Road. On the 2010 amended development plan, a 200 space blacktop parking lot with landscaping was proposed, anticipated to be constructed in phases except there was no time table provided. Coming off the main entrance drive is a gravel access drive leading to the treehouse area. Off this access drive is a second overflow parking area (striped on gravel) that is not shown on the amended development plan.

Mr. Neimayer stated an off-street parking plan is needed to address the following issues in accordance with applicable zoning regulations in addition to the county's storm water regulations: 1) overall parking spaces needed to accommodate existing and planned uses of the site; 2) a time table for providing those additional parking spaces; and 3) a stormwater management plan to be reviewed and approved by the County Engineer's Department.

Mr. Neimayer said Staff recommends the Applicant's request to amend the existing PD-M (zoning text and plan) to include the four requested items described above be approved subject to the following: 1) the submitted development plan be revised to reflect the access and parking area of the treehouse area as actually developed; and 2) the CPC's action regarding overflow parking.

Mr. Neimayer explained the CPC met on November 2, 2016, to review this rezoning case. Following discussion, the CPC passed a motion recommending to the Rural Zoning Commission that the Applicant's request to amend the existing PD-M to include the requested four items be approved subject to the development plan being revised to show: 1) the access and parking area of the treehouse area as actually developed; and 2) the additional gravel overflow parking area (near Urbana Road).

Mr. Neimayer stated that he would answer questions the Board may have at this time.

Mr. Brust asked if the Applicant was going to continue to use the lower overflow parking area (near Urbana Road) if they constructed the larger parking area. Mr. Neimayer responded the Applicant's Agent had stated the larger parking area was not needed at this time.

Mr. Brust asked if the Board was to decide whether the overflow parking needed to be on the plan. Mr. Neimayer answered yes.

Mr. Jurick asked for the difference between transient and extended stay. Mr. Neimayer commented on transient stay vs. extended stay.

There were no further questions for Mr. Neimayer.

Chairperson Brust opened the Public Hearing at 9:14 a.m.

Jim Peifer, 20 S. Limestone St., attorney for the Applicant, stated the additional gravel parking area on the south side was added due to increased events at the facility. He stated that attendees began parking across from the Inn on the other side of Urbana Road. Mr. Peifer stated the gravel parking areas were adequate for now. He stated the larger parking area with 200 parking spaces is a future item and most likely will not be needed for a few years. He stated it is on the plan for the future and stormwater issues would be addressed then. Mr. Peifer told the Board the change from transient stay to extended stay is to allow a longer stay in the apartment above the guest room loft. He stated Navistar had contacted the Applicant about longer stays. He noted there wouldn't be any permanent dwellers.

Mr. Brust stated if the additional parking lot (200 spaces) is need it can be done with gravel in phases of 50. Mr. Peifer stated that is what the Applicant plans to do.

Minutes

Clark County Rural Zoning Commission

Mr. Lane asked why the tree houses were not aligned the same as the plan shows. Ms. Theresa Siejack, Owner/Applicant, 4690 Urbana Road, stated the houses were more in a line, but the map projected showed some shadowing making it hard to see the alignment. She pointed out the placement of the future tree houses to the Board. Ms. Siejack said she had blacktopped the area by the tree houses.

Ms. Brust asked if there were any audience members wishing to speak for or against the case. Hearing none, Chairperson Brust closed the Public Hearing at 9:24 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-2016-08 ~ Rezoning ~ Property Owner/Applicant: Theresa Siejack ~ Agent: Jim Peifer; Karen Beasley, Architect ~ Location: 4690 Urbana Road, Moorefield Twp. ~ To amend an existing PD-M (Planned District-Mixed Use) to include the following: 1) storage building, 24 ft. by 48 ft.; 2) restaurant addition, 30 ft. by 50 ft.; 3) enclose the existing pavilion, and 4) allow extended stay rather than transient only in guest room loft.

Motion by Mr. Leis, seconded by Mr. Lane, to recommend **Approval** as presented to include the requested four items be approved subject to the development plan being revised to show: 1) the access and parking area of the treehouse area as actually developed; and 2) the additional gravel overflow parking area (near Urbana Road).

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

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is Thursday, December 15, 2016.

Mr. Neimayer told the Board that rezoning case #Z-2016-06 was approved by the County Commissioners on October 2, 2016 and rezoning case #Z-2016-07 was approved on November 9, 2016.

Mr. Neimayer informed the Board the first Steering Committee meeting to discuss updating the CROSSROADS Land Use Plan was held on October 19, 2016.

Mr. Neimayer invited the Commission members to attend the Miami Valley Planning and Zoning Workshop on December 2, 2016. He stated the department would reimburse a limited number of board members registration fees. Mr. Jurick encouraged the members to attend the Planning and Zoning Workshop.

Minutes

Clark County Rural Zoning Commission

Adjournment

RZC: November 10, 2016: Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:30 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary