

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 4:00 pm.
Thursday, January 3, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Michael Hanlon, Chairperson of the CEDA Regional Planning Commission of Clark County Ohio, called the meeting to order at 4 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Hanlon, Ms. Hartley, Mrs. Roberge, Ms. Lewis-Campbell, Mr. Shaw and Mr. Morris.

Absent For Roll Call: Mr. Kelly

Chairperson Hanlon asked for a motion to approve the minutes.

Approval of November 8, 2018 Minutes:

Motion by Mrs. Roberge, seconded by Ms. Lewis-Campbell, to **Approve** the November 8, 2018, minutes as presented.

VOTE: Yes: Mrs. Roberge, Ms. Lewis-Campbell, Mr. Hanlon, Mr. Morris, Mr. Shaw and Ms. Hartley.
No: None.

Motion carried.

Case #CSB-2019-01 ~ Property Owners: Bechtle Avenue Properties, LTD, and Turtlecreek Flea Market, Inc. Developer: DDC Management, LLC; Jonathan Bills ~ Location: Comprised of the following parcels in the City of Springfield: PIDs #305-07-00016-201-048; -002; -007; -038; and 305-07-00017-409-007 ~ Request: Final Plat approval for Hunters Grove Subdivision, Phase 1; 70 single-family lots, total acreage of 17.750 acres.

Chairperson Hanlon asked for the Staff report.

Mr. Steve Thompson, City of Springfield Planning, Zoning and Code Administrator, stated the final subdivision plat for Phase 1 will consist of 70 residential lots. He noted the subdivision's name change from Hunter's Grove to Bridgewater. The Phase 1 area consists of 17.75 acres, 14.544 acres of which will be residential lots and 3.206 acres will be open space. The typical lot size will be 51 ft. wide and 105 ft. deep. There will be a 25 ft. front yard setback, 5 ft. side yard setback and 20 ft. rear setback. Mr. Thompson explained the covenants and restrictions prevent lot splits or future subdivision of lots. The houses will be single-family dwellings and limited to a maximum of two stories and have a minimum square footage. He stated the preliminary plat was approved on October 4, 2018 by CEDA. Mr. Thompson noted there were comments from various departments, engineering, utilities, etc. in their packet. Staff recommends approval of Phase 1.

Mr. Morris stated that Page 1 of the document references the City of Fairborn. Mr. Thompson responded all typographical errors will be changed before recording the document.

Mr. Hanlon asked about the square footage of the homes. Mr. Thompson responded the Applicant was present and could answer that question. Mr. Johnathan Bills, developer, stated he thought 1,250 sq. ft. for the ranch and 1,400 sq. ft. for the two-story plan. He stated the square footage meets all requirements.

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Mrs. Roberge asked why the develop changed the name of the subdivision. Mr. Bills responded they already have several projects with 'Hunter', so he asked to change the name to stop confusion with the other projects.

Mrs. Roberge asked if they were going to build a model home. Mr. Bills responded yes.

With no further questions from the Board, Chairperson Hanlon asked for a motion.

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Motion by Mrs. Roberge, seconded by Mr. Shaw , to **Approve** the Applicant's request as presented.

VOTE: Yes: Mrs. Roberge, Mr. Shaw, Ms. Hartley, Ms. Lewis-Campbell and Mr. Morris.
No: None.

Motion carried.

Election of Officers

Motion by Mrs. Roberge, seconded Mr. Shaw, to **Elect** Dan Kelly as the Vice Chairperson for 2019.

VOTE: Yes: Mrs. Roberge, Mr. Shaw, Mr. Hanlon, Ms. Hartley, Ms. Lewis-Campbell, Mr. Shaw and Mr. Morris.
No: None.

Motion carried.

Staff Comments

Mr. Neimayer announced the next scheduled meeting as February 7 and March 7, 2019.

Mr. Neimayer updated the Board on the Springfield Township Duncan Oil rezoning case explaining there was a motion for parking only, but it was denied.

Adjournment

Motion by Mrs. Roberge, seconded by Ms. Lewis-Campbell, to adjourn.

NOTE: Motion carried unanimously.

The meeting was adjourned at 4:12 pm.

Mr. Michael Hanlon, Chairperson

Mr. Thomas A. Hale, Secretary