

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, February 7, 2018

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Chairperson Stevenson of the Clark County Planning Commission called the meeting to order at 2:00 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Lohnes, Commissioner McGlothlin, Mr. Minard, Mr. Scholl, Mrs. Stevenson, Mr. Stickney, Mr. Wallace and Commissioner Wilt.

Absent For Roll Call: Ms. Anderson, Ms. Maurer and Mrs. Roberge.

Chairperson Stevenson introduced David Stickney as the newest Board member. Mr. Neimayer explained that Mr. Stickney had served on the County Planning Commission in the past.

Chairperson Stevenson noted approval of the November 1, 2017 and December 6, 2017 will be deferred to the next meeting due to lack of eligible voting members for those respective minutes.

Agency Department Contact Information Layer GIS

Mr. Neimayer introduced Shayne Gray, GIS Director, and explained that staff worked with Mr. Gray to develop the contact layer. Mr. Neimayer presented the new Development Contact information layer on the GIS. He explained that the information was not live on the public website yet pending comments from the Board.

Chairperson Stevenson asked if emails and or websites could also be included. Mr. Gray responded adding website addresses would not be a problem noting most websites today include email addresses.

Commissioner McGlothlin stated he thought it was a good tool. Commissioner Wilt also stated the more information we can have in one place is helpful.

Mrs. Tuttle asked for the best ways to market the new tool. Mr. Gray responded he could put it on the main page of the website. Commissioner Wilt stated the new Public Relations person could also help promote this new tool.

Chairperson Stevenson questioned the ease of finding the tool. Mr. Gray responded new layers are typically added to the end of the layers.

Connect Clark County, Comprehensive Plan Update

Mr. Neimayer gave an overview of the Connect Clark County Comprehensive Plan. He explained the process for adopting the plan.

Mr. Wallace stated he did not see the historic overlay he discussed in the plan. He asked when it would be introduced. Mr. Neimayer responded it would an action from the plan.

Commissioner Lohnes asked if there needed to be a public hearing for the plan. Mr. Neimayer responded he felt the public needed to see the final plan. Commissioner Lohnes asked who would coordinate changes prior to adoption. Mr. Neimayer responded TCC, City Staff and County Staff.

Commissioner Lohnes restated that it is a plan and not a binding document. Chairperson Stevenson said it was a guideline. Commissioner Lohnes stated that Staff uses it in their reports for rezoning cases, but property could still get rezoned if it does not match the plan.

Mr. Neimayer explained the need for an implementation committee for the plan. He recommended it be comprised of two members from the County Planning Commission and two members from the City Planning Board. He further explained that those four members would appoint a driver to lead the implementation committee. After some discussion, Chairperson Stevenson stated she felt the responsibility should be with the chair and vice-chair.

Commissioner McGlothlin nominated Elaine Stevenson and Jo Anderson. Mr. Scholl stated Mr. Stickney would be a good candidate to help with farmland preservation. Mr. Wallace also expressed his desire to have someone with farmland preservation experience on the committee.

Motion by Commissioner McGlothlin, seconded by Commissioner Wilt, to **Create a joint Comprehensive Plan Implementation Subcommittee with the city and have the Chair and Vice-Chair of the County Planning Commission serve on the committee.**

VOTE: Yes: Commissioner McGlothlin, Commissioner Wilt, Commissioner Lohnes, Mr. Minard, Mr. Scholl, Mrs. Stevenson and Mr. Stickney.

No: Mr. Wallace

Motion carried.

Commissioner McGlothlin noted that Mr. Stickney would be willing to serve on the subcommittee if Jo Anderson could not.

Mr. Neimayer explained the next step after adopting the Plan was to review/update the land use regulations (subdivision regulations and zoning regulations). Mrs. Tuttle reviewed with the Commission data that has been collected regarding lot splits, rezoning cases and new development, which can be helpful in the review/update of the land use regulations. Mr. Neimayer explained there is a need to create another subcommittee to work with Staff on the review and update.

Chairperson Stevenson asked if she could appoint the members. Mr. Neimayer responded yes. Chairperson Stevenson appointed Mr. Minard, Mr. Stickney and Mr. Scholl with each agreeing to serve. Mr. Neimayer stated he would ask for a member of the BZA and RZC to also serve. Mrs. Tuttle explained that the BZA had heard several cases concerning automatic pool covers. She explained the BZA has now approved a few variances and questioned if zoning regulations should be updated to reflect that new technology. Mr. Neimayer explained having a BZA and RZC member would be great mix.

Staff Comments

Mr. Neimayer stated the next scheduled CPC meeting would be March 7, 2018. He told the Board the Tecumseh Heights Subdivision replat for the proposed Dollar General would be the only case. Commissioner McGlothlin asked if the property had changed hands. Mr. Neimayer stated it had not.

Chairperson Stevenson asked the Commission to update the contact list provided. She asked for staff to distribute the contact list at the next meeting.

Mr. Neimayer gave Chairperson Stevenson information concerning the electrical substation on Titus Road for Silfex. He stated there was no local zoning review because that was under the Ohio Power Sitting Board's jurisdiction. Mrs. Stevenson expressed her concern for the neighboring property owner.

Mr. Scholl asked if staff heard back from the guy wanting to do a subdivision outside of South Charleston. Mr. Neimayer answered no.

Mr. Scholl told the Commission he was working on a survey of land behind Masonic Home for the Parks/Mad River Gorge. He stated the area is beautiful with nice cliffs.

Adjournment

Motion by Commissioner McGlothlin, seconded by Mr. Wallace, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:38 p.m.

Mrs. Elaine Stevenson, Chairperson

Mr. Thomas A. Hale, Secretary