

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 4:00 pm.
Thursday, February 8, 2018

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 4:02 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Michael Hanlon, Mr. Dan Kelly, Ms. Theresa Hartley and Mr. Charles Morris.

Absent For Roll Call: Ms. Kathryn Lewis-Campbell and Mrs. Charlene Roberge.

Chairperson Hanlon stated the approval of the January minutes will be deferred to the next regular meeting.

Case #2018-Z-01 ~ Property Owner/Applicant: City of Springfield ~ Location: Titus Rd., PID 300-07-00004-000-056 ~ Request: to rezone the from Twp-A (Springfield Twp.: Agricultural District) to M-1 (City: General Manufacturing District).

Chairperson Hanlon asked for the staff report.

Mr. Allan Neimayer stated the Applicant is requesting to rezone Parcel #300-07-00004-000-056 on Titus Road from Springfield Township A to M-1. The parcel is currently owned by the City of Springfield. The rezoning request is to accommodate any future expansion of Silfex. Mr. Neimayer explained the property was still in the annexation process. He pointed out the separate land locked parcel and explained that access is part of deed. He further noted the Crossroads Comprehensive Plan shows the area as Mixed Use. Mr. Neimayer stated Staff recommends approval for the rezoning from Twp-A to City M-1.

Hearing no questions for Staff, Chairperson Hanlon asked if the Applicant wished to speak.

Steve Thompson, City of Springfield Planning, Zoning and Code Administrator, stated the property owner had concerns about the drive access and attended the City Planning Board meeting. He stated that Bryan Heck, Deputy City Manager, would work with the resident. Mr. Thompson stated there is an easement that is part of the deed. He explained that the homeowner did not show up to the City Commission meeting so he assumed the concerns were addressed.

Mr. Morris asked about the address. He did a site visit but could not find 736 Titus Road. He stated it comes up as different address on GIS. Mr. Neimayer stated the property should not have been an assigned an address. He explained that is why the Parcel ID is referenced.

Ms. Hartley asked about the land locked parcel and if a house was on the property. Mr. Neimayer stated yes there is a house, and it has been there since the 1950s. Ms. Hartley asked if the access was part of deed. Mr. Thompson verified that it is part of the deed.

Don York, Silfex Plant Manager, stated Silfex was excited to be part of the community. He explained they hoped to start demo and renovations at the end of February and the process should take 6-8 months. He stated they anticipate the equipment being delivered in August. Mr. York told the Board

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that job openings for the Springfield facility have been posted to their website. He stated production should begin January 1, 2019.

Mr. Morris asked Mr. York to explain what Silfex does. Mr. York explained that Silfex makes consumables (components and assemblies) using silicon solutions for semiconductors. He stated the products are used in Intel, Samsung and other memory products for a global market.

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

Action on Case #2018-Z-01 ~ Property Owner/Applicant: City of Springfield ~ Location: 686 Titus Rd.; PID 300-07-00004-000-056 ~ Request: to rezone the from Twp-A (Springfield Twp.; Agricultural District) to M-1 (City; General Manufacturing District).

Motion by Mr. Kelly, seconded by Ms. Hartley, to **Approve** the Applicant's request as presented.

VOTE: Yes: Mr. Kelly, Ms. Hartley, Mr. Morris and Mr. Hanlon.
No: None.

Motion carried.

Staff Comments

Mr. Neimayer announced the next scheduled meeting is March 8, 2018. Mr. Hanlon stated he would not be present.

Mr. Neimayer explained the County Planning Commission had elected two members for the Connect Clark County Comp Plan implementation team. Similarly, two members would be selected from the City (Springfield) Planning Board. He stated if the CEDA Commission was okay with a joint meeting with the Clark County Planning Commission, the Comp Plan would be presented to both at the same time for recommendation respectively.

Mr. Neimayer announced Charles Morris as the new member. He also stated that Dick Shaw, current Springfield Township BZA member, will fill the township's appointed vacancy on CEDA.

Adjournment

Motion by Ms. Hartley, seconded by Mr. Morris, to adjourn.

NOTE: Motion carried unanimously.

The meeting was adjourned at 4:18 pm.

Mr. Michael Hanlon, Chairperson

Mr. Thomas A. Hale, Secretary