

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9:00 am.
Thursday, February 15, 2018

Springview Government Center
3130 E. 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. Brust, Mr. John Hays, Mr. Pete Lane, and Mr. Larry Spahr

Absent For Roll Call: Mr. Bob Jurick and Mr. Wayne Leis

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 June 13, 2017 Minutes

Motion by Mr. Lane, seconded by Mr. Spahr, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Lane, Mr. Spahr and Mr. Brust.

No:

Motion carried.

Approval of the July 13, 2017 Minutes

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

VOTE: Yes: Mr. Hays, Mr. Spahr, and Mr. Lane.

No:

Motion carried.

Election of Officers

Motion by Mr. Spahr, seconded by Mr. Lane, to recommend Mr. Brust as Chair and Mr. Hays as Vice-Chair for the remainder of the year.

VOTE: Yes: Mr. Spahr, Mr. Hays, Mr. Lane and Mr. Brust.

No: None

Motion carried unanimously.

GIS Discussion

Mr. Neimayer showed the Commission 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 Rural Zoning and the Board of Zoning Appeals. He showed the Commission how it worked using staff’s GIS tool and then showed them where it would be located on the public GIS website.

Mr. Lane asked how the public would access the information. Mr. Neimayer explained it would be on the GIS on the Auditor’s website. He explained the new Public Information Officer would help promote the new tool.

Connect Clark County Comprehensive Plan Discussion

Mr. Neimayer gave an overview of the Connect Clark County Comprehensive Plan. Mr. Neimayer explained he wanted to have the CEDA Regional Planning Commission attend a meeting with the Planning Commission to discuss before recommendation to Commissioners. He then explained the process for adopting the plan.

Mr. Hays asked if the Plan would deter any development. Mr. Neimayer stated the Plan is help direct development where resources (utilities, transportation) are available. He said the Plan is a guideline to deter from development in prime farmland and in the floodplain.

Mr. Lane asked if areas like Bechtle Ave. followed the Crossroads Plan. He stated a lot of the development left the mall and went to Bechtle Ave. He asked if that was part of the Plan. Mr. Neimayer stated the City thought Bechtle would supplement the mall area.

Mr. Brust stated the plan was to influence the next area of development and/or setup the environment that works for the development. Mr. Neimayer stated there is potential with the mall area, it may not be retail, but there is potential because of its location. He stated the Plan will show the potential areas.

Mr. Hays stated he didn’t like all the tax incentives because he felt it was unfair for the already established business. Mr. Neimayer explained that the rules come from the State.

During the implementation matrix discussion, Mr. Neimayer explained that the LandBank could help with the action on blight. Mr. Brust asked for the percentage of blight in Springfield. He asked if there were any empty blocks like Detroit, Michigan. He asked if there are any blocks where a developer could just go in. Mr. Neimayer explained he could have Ethan Harris attend a meeting to further discuss the LandBank process.

Mr. Hays asked about eminent domain and development with regards to the new Plan. Mr. Neimayer stated the decision to take land for develop would be with the local officials.

Mr. Neimayer explained the Implementation Subcommittee and Land Use Subcommittee is currently being formed. He explained that staff was looking for a member from RZC to be on the Land Use Subcommittee.

Mr. Hays asked about the airport zoning. Mr. Neimayer stated that the overlay for the airport was not changing. He stated there is basic zoning, which has building height requirements and the airport overlay. Mr. Neimayer explained the Springfield Airport Zoning and the Wright Patt Zoning.

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Mrs. Tuttle explained items staff had identified under the 4 goals that could be addressed in zoning regulations. She then updated the Commission on data on lotsplits, rezonings, new houses, current land use and current zoning. She explained that all the data could be used for rewriting the zoning regulations. Mr. Neimayer stated he envisioned a new code, not an amendment.

Mrs. Tuttle asked if anyone was interested in serving. Mr. Brust asked if they needed a decision immediately, due to not have everyone present. Mr. Lane asked if a description of the duties and meeting times could be distributed before they make a decision. Mr. Neimayer stated he would email the information before the next meeting.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is March 15, 2018. Mr. Brust and Mr. Hays stated they could not meet at the regular time. It was decided to meet on March 15 at 3 p.m.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 10:29 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary