

Minutes

Clark County Board of Zoning Appeals

Regular Meeting ~ 2:00 pm.
Thursday, February 22, 2018

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mrs. Jerri Taylor, Chairperson of the Clark County Board of Zoning Appeals of Clark County Ohio, called the meeting to order at 2:05 pm. and asked for the Roll Call.

Present For Roll Call: Mrs. Jerri Taylor, Mr. Paul Hazlett, Mr. David Minard and Mr. Rick Smith.

Absent For Roll Call: Ms. Janie Riggs

Also in Attendance: Mr. Allan Neimayer and Mrs. Jennifer Tuttle of Clark County Community and Economic Development.

Chairperson Taylor asked if there are any comments regarding the minutes. Hearing none she asked for a motion to approve the minutes.

Approval of the January, 25, 2018 Minutes

Motion by Mr. Hazlett, seconded by Mr. Minard, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Hazlett, Mr. Minard, Mrs. Taylor and Mr. Smith.

No: None.

Motion carried.

Agency Department Contact Information Layer – GIS

Mr. Neimayer explained that staff has worked with Shayne Gray to develop the contact layer that evolved from a discussion with the County Planning Commission. Mr. Neimayer showed the Board the proposed Development Contact information layer. He explained that the information was not “live” on the public website yet pending comments from the Board. Mr. Neimayer mentioned the long term goal is to have it the information parcel by parcel, but for now it will be township based.

Mr. Hazlett and Chairperson Taylor both stated they like the idea.

Connect Clark County Comprehensive Plan Update

Mr. Neimayer gave an overview of the Connect Clark County Comprehensive Plan process. He told the Board it has been a 15 month process and explained the adoption process. The Plan is a guideline used for Land Use Regulations as well as the review of rezoning requests. Mr. Neimayer explained the need for an implementation committee for the plan. This committee would be comprised of two members from the County Planning Commission and two members from the City of Springfield Planning Board. He further explained that the four would appoint a driver to lead the implementation committee. Mr. Neimayer explained that there would be zoning regulations amendments based on the adopted Plan and staff was looking for a member to represent the BZA on the Land Use Regulations Committee.

Mrs. Tuttle explained that Staff had already identified several items in the Zoning Regulations that need to be reviewed based on the new Plan. She discussed a few of the items and presented an overview of lotsplits, rezonings, new housing, current land use, current zoning, and prior BZA data. She explained how the information would help the Land Use Regulations Committee in deciding what sections of code needed to be amended.

Chairperson Taylor stated she appreciated the information. She asked if an educational information session could be added to the monthly agenda. Staff agreed that would be a good idea and will incorporate it into the monthly meeting agenda.

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Mr. Smith asked how often people question decision of the BZA's decision. Mr. Neimayer stated most of the time it comes through as an appeal, but there was a called about the last case in regards to the parking at shopping center. He explained there was confusion from the Applicant's attorney in the way the motion was worded and that Staff was working with the County Prosecutor's Office on this.

Chairperson Taylor said she liked the separate motions for the last case. Mr. Neimayer stated it is best to break out multiple requests into separate motions.

Chairperson Taylor stated she preferred visuals and 3D mock up conception drawing for requests involving signs. Mr. Neimayer stated staff would implement that into the application process.

There was a discussion on signs and the previous year's discussion on eliminating pole signs. Mr. Neimayer stated that could also be addressed with the Land Use Regulations Committee. There was also a discussion on lot sizes in the A-1 District. Mr. Neimayer noted Pike Township still requires 40 acres in their Agricultural District.

Chairperson Taylor volunteered for the Land Use Subcommittee with Paul Hazlett as backup.

Staff Comments

Mr. Neimayer stated there was one case for March.

Mr. Neimayer told the Board he sent the recommendation for Greta Wilt to join the Board to the Commissioners. He noted it should be on next Wednesday's agenda.

Mr. Neimayer gave an update on Board appointments; he stated Paul Hazlett is coming up in October. He stated appointments are for 4 years.

Mr. Neimayer asked the Board to take a look at the current Rules of Procedures. Chairperson Taylor asked staff for a copy. Mrs. Tuttle told Chairperson Taylor she would email a copy to all members.

Mr. Neimayer asked if the Board would want to meet for education only if there were no cases to review. Chairperson Taylor said the Board could decide monthly.

Adjournment

Motion by Mr. Minard, seconded by Mr. Smith, to Adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:23 p.m.

Mrs. Jerri Taylor, Chairperson

Mr. Thomas A. Hale, Secretary