

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 3 pm.
Thursday, March 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 3 pm and asked for the Roll Call.

Present For Roll Call: Mr. Brust, Mr. John Hays, Mr. Pete Lane, Mr. Bob Jurick, Mr. Wayne Leis and Mr. Larry Spahr.

Absent For Roll Call: None.

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 February 15, 2018 Minutes

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

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

No:

Abstain: Mr. Leis and Mr. Jurick.

Motion carried.

Connect Clark County Comprehensive Plan Discussion

Mr. Neimayer explained that Staff had just received the latest draft copy of the Comprehensive Plan and the final document should be available soon. He explained the Plan would be used in updating the Zoning Regulations. He noted that Staff had been updating the Zoning Regulations design for ease of use and flagging items needing review as well. Mr. Neimayer explained that three members from the Planning Commission – Dave Minard, Mark Scholl, David Stickney – were selected for the Land Use Regulations Committee. He noted the BZA chose to have their Chairperson, Jerri Taylor, with Paul Hazlett as a BZA backup. Mr. Neimayer explained that he was looking for one member from the Rural Zoning Commission to join the team. He noted that the first meeting will be in late March and he expected the group to meet monthly in the beginning.

Mr. Leis asked how long the team would last. Mr. Neimayer stated he was not sure, but hoped to have things wrapped up by the end of the year.

Mr. Brust stated since he was RZC Chairperson and Mr. Hays was RZC Vice Chairperson, he felt another member should participate.

Bob Jurick volunteered to be part of the Land Use Regulations Committee.

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Mr. Neimayer told the Board that the City of Springfield Planning Board had recommended to City Commission adoption of the Plan.

Mr. Neimayer explained that the Plan will be on the ConnectClarkCounty.org, clarktcc.com and clarkcountyohio.gov websites to view. He explained that TCC had agreed to print 50 hard copies of the plan to distribute. He stated one official hard copy would go to the RZC Chairperson.

Mr. Jurick asked about pyramid zoning and new zoning districts. Mr. Neimayer stated it would be discussed during the Land Use Regulations Committee meetings. He stated there is a good mix from all county planning boards to discuss potential updates.

Mr. Jurick stated he wanted to bring back items discussed to the Rural Zoning Commission. He noted he hoped he would have time to discuss during RZC meetings.

Mr. Jurick asked if anyone wanted to be an alternate if he could not attend. There was no response. Mr. Leis suggested that if Mr. Jurick could not make it, he could email the other members and someone could attend in his place.

Mr. Neimayer stated the Implementation Committee has been setup for driving the plan. He explained that the Chairpersons and Vice-Chairpersons of the Clark County Planning Commission and Springfield City Planning Board make up the committee and they would choose a driver from the community.

Mr. Hays asked about the airport area on the Opportunity Map in the draft Plan. Mr. Neimayer explained that it is marked as an economic growth area. Mr. Hays asked if any of the area was planned for a take. Mr. Neimayer responded he was not aware of any.

Mr. Lane asked for an update on Dollar General on Rt. 40 and S. Tecumseh Road. Mr. Neimayer responded they were still cleaning up the underground tanks. He noted that the Health District is waiting on that clean up to be completed so the Applicant can then mark the septic/leach field area for the Health District to complete their review and approval process. Mr. Neimayer noted during Technical Review it was mentioned that there was communication with ODOT about access off of US 40, but it was rejected.

Mr. Brust asked about the traffic study. Mr. Neimayer explained this development does not meet the ODOT requirements for a traffic study. Therefore, a traffic analysis will be prepared by the Applicant and submitted to the County Engineer's Department for their review and approval.

Mr. Lane asked if the access was from S. Tecumseh Rd. Mr. Neimayer responded Staff has not seen a site plan. He stated S. Tecumseh Rd. is a township maintained road, but the township will defer to the County Engineer's Department for reviewing and approving access.

Mr. Jurick asked for an update on the Enon Sand and Gravel quarry. Mr. Neimayer stated there was nothing new to report. This case is with the county's legal representation.

Mr. Neimayer asked the Board to look over the Rules and Procedures and let Staff know if they would like to make any changes.

Mr. Leis asked about Kroger Marketplace. Mr. Neimayer said there was nothing new concerning the project.

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Staff Comments

Mr. Neimayer stated the next scheduled meeting is April 12, 2018, but there are no cases. He noted the next meeting is scheduled for May 10, 2018. Mr. Spar stated he would not be able to attend.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:39 pm.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary