

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, April 3, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

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

Present For Roll Call: Commissioner Lohnes, Ms. Louise Maurer, Commissioner McGlothlin, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. David Stickney, Mr. Don Wallace, Commissioner Wilt and Mr. Jay Kitchen.

Absent For Roll Call: Mrs. Elaine Stevenson

Approval of the February 6, 2019 Minutes

Motion by Mrs. Roberge, seconded by Mr. Stickney, to **Approve** the minutes as presented.

VOTE: Yes: Mrs. Roberge, Mr. Stickney, Commissioner Lohnes, Commissioner McGlothlin, Mr. Scholl, Mrs. Anderson, Mr. Wallace and Commissioner Wilt.

No: None.

Abstain: Ms. Maurer and Mr. Kitchen.

Motion carried.

Chairperson Scholl asked for staff to present the item for discussion.

Mr. Allan Neimayer, Senior Planner, explained the new Zoning format was approved by the County Commissioners on March 21, 2019 and would become effective on April 20, 2019.

Commissioner Lohnes asked staff how Mr. Hale could be the Board Secretary if he did not attend meetings. Mr. Neimayer and Mrs. Tuttle explained they are the authorized agents of the Zoning Administrator.

Discussion Zoning Text Amendment

Mr. Neimayer explained that there are a lot of items – see handout dated 4-3-2019. He noted the handout represents new language, reorganizing, renumbering, and that Staff is looking thru the current text and comparing for any issues. Mr. Neimayer noted that Staff has been working with the Land Use Regulations Committee (Committee) on the proposed amendments. He explained there are a few additional items Staff is still working on. The Rural Zoning Commission will be asked to initiate the zoning text amendment process next week at their regular meeting.

Mr. Neimayer reviewed a few of the items in the handout. He explained there are four new districts proposed: AE, MU-1, MU-2, and I-2. He also noted the link between 'B' districts and I districts would no longer exist. He explained there are several items from the B-4 district that are carried over to 'I' districts. He noted an earlier discussion brought on some concerns about removing the link, but the Committee carried over what they believe are appropriate uses.

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Mr. Neimayer stated the Committee spent a lot of time on incidental camping, following up on several code enforcement complaints. He stated the Committee felt it should be a Conditional Use with a public hearing, but realize that most will not go thru the process. He stated Staff thinks it should be conditioned use, removing the BZA public hearing process. The language was developed to address the enforcement situations. Mrs. Jennifer Tuttle, Planner, explained that there is not enough criteria in the existing language to enforce.

Mrs. Anderson noted it is good to have criteria. Mr. Scholl stated it is a real situation happening and the Committee felt it important is to have the language. Mrs. Roberge stated people will not go thru the BZA process. She felt it should be a Conditioned Use.

Mrs. Roberge thanked Staff for all the work on the amendments and coding it for ease of reading.

Mr. Neimayer explained the Accessory Family Suite and the new language for Accessory Family Unit.

Mr. Neimayer stated current regulations do not really address landscaping. Therefore, landscaping requirements were developed.

Mr. Neimayer explained a few changes to the text regarding solar equipment.

Mr. Neimayer concluded in explaining that there would be new and/or updated definitions and grammar changes.

Chairperson Scholl wanted to make sure Conditioned Use and Conditional Use were defined. Mrs. Tuttle responded she would double check the definitions.

Mr. Neimayer reminded everyone that the proposed regulations are not retroactive.

Board Comments

Chairperson Scholl officially welcomed Jay Kitchen as a new member to the CPC.

Staff Comments

Mr. Neimayer stated the next scheduled meeting are May 1 and June 5, 2019.

Adjournment

Motion by Mrs. Roberge, seconded by Mrs. Anderson, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:33 p.m.

Mr. Mark Scholl, Chairperson

Mr. Thomas A. Hale, Secretary