

# **Minutes**

## **CEDA Regional Planning Commission**

Regular Meeting ~ 4:00 pm.  
Thursday, April 5, 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 p.m. and asked for the Roll Call.

Present For Roll Call: Mr. Hanlon, Mr. Kelly, Mrs. Roberge, Ms. Lewis-Campbell, Mr. Shaw and Mr. Morris.

Absent For Roll Call: Ms. Hartley

Chairperson Hanlon asked for a motion for the approval of the January minutes.

### **Approval of the January 4, 2018 Minutes**

Motion by Mrs. Roberge, seconded by Mr. Kelly, to **Approve** the January 4, 2018 minutes.

**VOTE: Yes:** Mrs. Roberge, Mr. Kelly, Ms. Lewis-Campbell and Mr. Hanlon.

**No:** None.

Motion carried.

Chairperson Hanlon stated the approval of the February minutes will be deferred to the next regular meeting due to lack of eligible voting members.

### **Case #2018-Z-02 Property Owner: Community Improvement Corporation of Springfield-Clark County ~ Applicant: Horton Hobbs ~ Location: 1801, 1820, 1830 & 1860 Prime Parkway; Prime Ohio II Industrial Park ~ Request: to rezone from Twp I-2 (Springfield Twp., General Industrial District) to City M-1 (City of Springfield, General Manufacturing District)**

Chairperson Hanlon asked for the staff report.

Mr. Neimayer stated the subject property is located at 1801, 1820, 1830 & 1860 Prime Parkway and consists of a total of 175.78 acres owned by CIC. He said the property was originally zoned I-2 in May 1974, when zoning was adopted for Springfield Township and has remained as I-2. When the subject property was annexed into the City of Springfield in 2011, the Twp I-2 zoning was carried. He stated due to height restrictions under Twp I-2, and to be consistent with zoning for Prime Ohio I, the Applicant would like to rezone the subject property to City M-1 (City of Springfield, General Manufacturing District). Mr. Neimayer stated the Twp I-2 zoning allows for I-1 district uses, which in turn allows for "B" (Business) District uses. City M-1 zoning does not allow for business uses. He stated staff recommends the Applicant's request to rezone the subject property from Twp I-2 to City M-1 be approved as presented. He stated the main concern is the height restriction of Twp I-2. He noted that M-1 does not have a height restriction.

Mrs. Roberge stated Springfield needs new businesses and this would help.

Chairperson Hanlon asked if there were any questions for staff.

# **Minutes**

## **CEDA Regional Planning Commission**

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

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

**Action on Case #2018-Z-02 Property Owner: Community Improvement Corporation of Springfield-Clark County ~ Applicant: Horton Hobbs ~ Location: 1801, 1820, 1830 & 1860 Prime Parkway; Prime Ohio II Industrial Park ~ Request: to rezone from Twp I-2 (Springfield Twp., General Industrial District) to City M-1 (City of Springfield, General Manufacturing District)**

Motion by Mrs. Roberge, seconded by Ms. Lewis-Campbell, to **Approve** the Applicant's request as presented.

**VOTE: Yes:** Mrs. Roberge, Ms. Lewis-Campbell, Mr. Shaw, Mr. Morris and Mr. Kelly.  
**No:** None.

Motion carried.

Mr. Horton Hobbs, Applicant, noted that the Twp. I-2 zoning creates confusion and this process will rezone the industrial park to the same zoning as Prime Ohio I, making it easier to market.

Mr. Neimayer expressed that the rezoning should happen at the time of annexation.

### **Staff Comments**

Mr. Neimayer announced the next scheduled meetings as May 3, 2018 and June 7, 2018.

Mr. Neimayer introduced Dick Shaw and Charles Morris as new members

Mr. Neimayer showed board members the Development Tab on the GIS and explained it would be live soon. He reviewed with them where to find the information on the Auditor's website.

Mrs. Roberge asked if a list of licensed contractors could be added to the website. Mrs. Tuttle explained that the County only licensed specialty contractors (HVAC, Electrical, Plumbing, Refrigeration). The County does not license general contractors. She explained that the City of Springfield licensed the specialty contractors and general contractors. Mrs. Tuttle explained the information should be on the County and City websites and not the GIS. Mrs. Roberge tasked County and City staff to put the information on its website.

### **Adjournment**

Motion by Mrs. Roberge, seconded by Mr. Morris, to adjourn.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 4:13 pm.

---

Mr. Michael Hanlon, Chairperson

---

Mr. Thomas A. Hale, Secretary