

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, May 2, 2018

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

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

Present For Roll Call: Ms. Jo Anderson, Commissioner Lohnes, Commissioner McGlothin, Mr. David Minard, Mr. Mark Scholl, Mrs. Elaine Stevenson, Mr. David Stickney, Mr. Don Wallace and Commissioner Wilt.

Absent For Roll Call: Ms. Louise Maurer and Mrs. Charlene Roberge.

Approval of the November 1, 2017 Minutes

Deferred to the next meeting due to lack of eligible voting members.

Approval of the March 7, 2018 Minutes

Motion by Mr. Wallace, seconded Commissioner Wilt, to **Approve** the minutes as presented.

VOTE: Yes: Mr. Wallace, Commissioner Wilt, Ms. Anderson, Commissioner Lohnes, Commissioner McGlothin, Mr. Minard, Mr. Scholl, Mrs. Stevenson, and Mr. Stickney.

No: None.

Motion carried.

Chairperson Stevenson asked for Staff to present the case.

SB-2018-02 ~ Property Owner/Applicant: Overholser Builders / Mark Overholser; Engineer/Surveyor: Terry Hoppes ~ Location: McCord Circle; Moorefield Twp. ~ Request: Final Plat, Simon Kenton Farm Subdivision, Section Two Part D3; 16 lots; 4.814 acres

Chairperson Stevenson asked for the staff report.

Mr. Neimayer, Senior Planner, identified the subject property on McCord Circle in Moorefield Twp. He explained the request was a Final Plat of Section Two, Part D3; 16 lots on 4.814 acres. He stated the Preliminary Plan for Section Two, Part D was approved by the County Planning Commission on March 5, 2014. Part D consists of 31 single-family lots serviced by public water and sanitary sewer. Construction plans for the entire Part D were approved in 2014 and there are no changes to those plans associated with Part D3. The Final Plat for Section Two, Part D3 consists of 16 single-family lots on 4.814 acres of which 1.187 acres is public right-of-way. Development of Part D3 will complete the loop of McCord Circle. Mr. Neimayer stated the Tax Map Office has reviewed the submitted Final Plat and has noted various corrections/additions that must be made. The County Engineer's Department and County Utilities Department have no issues with the Final Plat of Section Two, Part D3. In order to prepare bonding information for public improvements associated with Part D3, both

departments need updated cost estimates that is signed and sealed by an Ohio licensed engineer. Staff recommends the Final Plat for Section Two, Part D3 be approved as presented conditioned upon: 1) the Final Plat be amended per comments as noted from the Tax Map Office, and 2) updated cost estimates provided that is signed and sealed by an Ohio licensed engineer.

Chairperson Stevenson asked if there were any questions for Mr. Neimayer. There were none.

Chairperson Stevenson asked if there were questions for Applicant.

Commissioner McGlothlin did not have a question but noted the need for housing.

Chairperson Stevenson stated she felt the development was going well.

Commissioner Wilt asked if the Applicant had developed the other (sections) in Simon Kenton. Mark Overholser, Applicant, responded he had developed the lots north of Hunt Parkway.

Chairperson Stevenson asked if the lots were quarter acre lots. Mr. Overholser responded they are 70 ft. by 100 ft.

Commissioner Lohnes asked for the square footage of the homes. Mr. Overholser responded the average size is 2,100 sq. ft. with a basement.

Chairperson Stevenson asked if the Applicant had plans to expand into the condo are to the east. Mr. Overholser responded no.

Commissioner McGlothlin asked about the style of the homes. Mr. Overholser responded the homes would be ranch style, mainly for empty nesters or young professionals.

With no further discussion from the Board, Chairperson Stevenson asked for a motion.

Action Subdivision SB-2018-02 ~ Property Owner/Applicant: Overholser Builders / Mark Overholser; Engineer/Surveyor: Terry Hoppes ~ Location: McCord Circle; Moorefield Twp. ~ Request: Final Plat, Simon Kenton Farm Subdivision, Section Two Part D3; 16 lots; 4.814 acres

Motion by Commissioner Lohnes, seconded by Ms. Anderson, to **Approve** as presented with all the corrections as noted by Staff.

VOTE: Yes: Commissioner Lohnes, Ms. Anderson, Commissioner McGlothlin, Mr. Minard, Mr. Scholl, Mr. Stickney, Mr. Wallace and Commissioner Wilt.

No: None.

Motion carried.

Connect Clark County Comprehensive Plan Discussion

Mr. Neimayer explained that he did not have any printed copies of the final plan. He stated he was unaware if TCC or the City of Springfield Commission had adopted the plan. Mr. Neimayer noted that he had requested the Planning Consultant to review the US 68 corridor area. He stated the future character area map still shows this corridor area as rural agricultural, although the corridor currently has mixed uses. He explained that from 1971 to present there were 18 rezoning cases along the

corridor with 14 being approved. He noted most were rezoned to a business district. He stated he was not aware of any proposed changes in the corridor, but this needs attention because the Connect Land Use Plan recommends keeping the corridor as agriculture.

Commissioner Lohnes asked what Mr. Neimayer meant by direction. Mr. Neimayer responded that Staff recommendations come from the Comprehensive Plan; that is the main purpose of the Plan.

Ms. Anderson stated the thoroughfare tends to go towards development and she did not think it made sense to deny development in the rural area. Ms. Anderson stated the Plan should be changed to reflect. Mr. Neimayer responded US 68 is a major thoroughfare and it (future development) could lead to traffic issues if too many businesses are allowed. Ms. Anderson stated business wants to be where there is traffic.

Commissioner Lohnes asked if development/rezonings is being discouraged. He asked if the whole US 68 Corridor should be changed. He asked if the issue was recommending approval against the Plan. Mr. Neimayer responded if the corridor is intended to be commercial, the Plan should change to reflect it.

Chairperson Stevenson stated she did not want to discourage development. Mr. Neimayer responded there were employment areas and industrial areas identified on the Future Character Areas Map. Chairperson Stevenson asked if those areas identified were large enough. Mr. Neimayer responded yes. Commissioner Lohnes stated there is area to develop near Airpark, but small businesses want on US 68, not in the Airpark.

Commissioner Wilt stated grouping (character areas) where we are approving rezonings makes sense. She stated it is good to set it up to know the uses in the area. She stated it is helpful when looking to make a business decision, especially when looking for a property in the correct zoning. She stated this may encourage less rezonings and direct people to go where it is already zoned. She felt it is a useful tool to the person wanting to start a business.

Commissioner Lohnes asked if a small business owner would think to look at a comprehensive plan before coming to zoning department. Mr. Neimayer responded yes.

Mr. Wallace stated he felt it should not be a piece mill reactive plan. He stated preplanning is encouraged to lead development where it needs to go. He stated the need to preplan the area.

Chairperson Stevenson stated the I-70 and SR 72 (the proposed Kroger project area) needs to be better addressed in the Plan. She stated she does not want to hold up the adoption of the Plan, but a lot of time and money went into the Plan and this is the time it should be addressed.

Commissioner Lohnes stated he did not want anything to hinder business.

Mr. Minard pointed out the mixed use down to Blee Road. He stated keep it down along US 68 because Clark County has enough industrial parks.

Mr. Scholl stated the Future Character Areas Map needs to show the corridor from I-70 to the county line. He stated if the County Planning Commission is pro-development, the Map should be defined for development. He noted it should not be a big deal for the consultant to redo the map.

Mr. Wallace stated that item could be amended after the Plan is adopted.

Chairperson Stevenson noted suburban living also needs to be protected.

Mr. Scholl stated properties in the designated areas still need to go through rezoning. He stated it needs to be identified, because it is an active corridor. He noted he did not want to lose farmland either.

Action on Adopting the Connect Clark County Comprehensive Plan

Motion by Ms. Anderson, seconded by Mr. Wallace, to recommend approval with the provision that a study of the US 68 corridor and I-70/SR72 area be conducted with TCC, City and County staff to better define future land uses of those areas.

VOTE: Yes: Ms. Anderson, Mr. Wallace, Commissioner McGlothin, Mr. Minard, Mr. Scholl, Mrs. Stevenson, Mr. Stickney, and Commissioner Wilt.

No: None.

Abstain: Commissioner Lohnes.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled CPC meetings would be June 6, 2018 and July 5, 2018.

Mr. Neimayer explained the land use committee has been meeting to work on zoning amendments.

Mrs. Stevenson asked how soon for signage. Mr. Neimayer stated it was pulled about three years ago. It is still in draft form and can be brought back to the Board.

Adjournment

Motion by Mr. Minard, seconded by Commissioner McGlothin, adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3 p.m.

Mrs. Elaine Stevenson, Chairperson

Mr. Thomas A. Hale, Secretary