

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9 a.m.
Thursday, May 9, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Chairperson Ken Brust of the Clark County Rural Zoning Commission called the meeting to order at 8:55 am. and asked for the Roll Call.

Present For Roll Call: Mr. Ken Brust, Mr. Jurick, Mr. Pete Lane, Mr. Wayne Leis and Mr. Spahr.

Absent For Roll Call: Mr. John Hays.

Chairperson Brust stated the February minutes would be deferred to June due to lack of quorum of eligible voting members.

Approval of the April 11, 2019 Minutes

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

VOTE: Yes: Mr. Leis, Mr. Lane and Mr. Brust.

No: None.

Motion carried.

Zoning Text Amendments

Mr. Allan Neimayer, Senior Planner, reviewed comments received from Don Wallace of the County Planning Commission and from Mr. Jurick. Several items were “editorial” in nature and will be corrected. The following comments from Mr. Jurick were then discussed:

Page 5: Section 109.08.02 middle of sentence – “resumed” implies “use”. A better sentence might be “The **use** of ... shall not be resumed” ge 5

Page 5: same paragraph – “intensity” also implies “use”. A better sentence might be ... or **its use** increased in intensity.

Page 12: Section 717 There seems to be a conflict the paragraph titled ... “indoor” but 717.06 seems to apply to “outdoor” swimming pools.

Page 21: Definitions of “commercial recreation” I think that “non-profit, non-government” recreation may have to be included or defined separately. As an example, I don’t think we wanted a non-profit motorcross club course in a MU-1 District.

Page 21: Three “Density” definitions – I think density also applies to previously developed land. A development could be expanded and the allowed number units per acre.

Page 22: Home Occupations – The use of “significant” adds an arbitrary component that attorneys love to challenge. Its use could result in precedents that could come back to haunt the county.

Minutes

Clark County Rural Zoning Commission

Chairperson Brust also noted a few editorial items that were noted by Mr. Neimayer to correct. Top of Page 13, Section 725.05 to be deleted. Page 16, Section 805.03.04: what is “artificial” fencing?

The Board then discussed Section 734 Incidental Camping. Suggested language changes were made. After a lengthy discussion, the Board agreed to delete this entire section. The intent of the section is understood, but the Board felt it would create more problems and had concern over enforcement of the Section’s requirements.

The Board also discussed the definitions of “Commercial Recreation, Indoor” vs. “Commercial Recreation, Outdoor. Several language changes were presented. Recreational use under the Table of Uses in Chapter 2 were discussed: out right permitted use or conditional use. In the end, the Board felt these two definitions would be better if combined into one. The Board directed Mr. Neimayer to prepare a ‘combined’ definition and send to the Board prior to the next meeting for review.

Mr. Lane questioned ‘lawn mower’ use. Should the new “motor vehicle repair” definition be revised to clarify it means all motor vehicles and motor equipment (i.e., lawn mower, boat motors etc.)

Mr. Lane then questioned the wording “... the front of the principal building.” in the definition of “Yard, Front” on Page 23. It was suggested changing it to “street side of the building”.

Action Zoning Text Amendments Case #ZA-2019-02

Motion by Mr. Lane, seconded by Mr. Jurick, to Table the Zoning Text Amendments Case #ZA-2019-02 to June 13, 2019 for revisions as discussed to be prepared by Staff.

VOTE: Yes: Mr. Lane, Mr. Jurick, Mr. Brust, Mr. Leis and Mr. Spahr.

No: None.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meetings are June 1, and July 11, 2019. He noted there will be two rezoning cases at the June meeting.

Mr. Spahr left the meeting at 10:15 am.

Adjournment

Motion by Mr. Leis, seconded by Mr. Lane, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 10:19 am.

Mr. Ken Brust, Chairperson