

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 4:00 pm.
Thursday, July 10, 2019

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Dan Kelly, Vice-Chairperson of the CEDA Regional Planning Commission called the meeting to order at 4:00 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Dan Kelly, Mrs. Charlene Roberge, Ms. Kathryn Lewis-Campbell, Mr. Charles Morris and Mr. Dick Shaw.

Absent For Roll Call: Mr. Michael Hanlon and Ms. Theresa Hartley.

Approval of the May 2, 2019 minutes will be deferred to the next regular meeting due to lack of eligible members to vote on those minutes.

Case #2019-Z-02, City Rezoning Case #19-Z-10 ~ Property Owner: George Hukill ~ Applicant: Diedre Koik ~ Location: 545 E. Leffel Lane ~ Request: to rezone 10.84 acres from CH-1 to CC-2 for development as a self-storage facility.

Vice-Chairperson Kelly asked for the staff report. Mr. Allan Neimayer, Zoning Administrator, stated the subject property is located at 545 E. Leffel Lane. The Applicant is requesting to rezone the property from CH-1 to CC-2 in order to develop the property as a self-storage facility. Mr. Neimayer reviewed slides showing current zoning of the immediate area, future land use identified in the comprehensive plan, and the Thoroughfare Plan's classification for E. Leffel Lane.

Mr. Steven Thompson, Planning, Zoning & Code Administrator for the City of Springfield was present to answer questions from the Board. There were no questions for Mr. Thompson.

L. David Hooten, 5300 Pleasant Chapel Rd., South Vienna, stated he has difficulty hearing. Vice-Chairperson Kelly repeated the Applicant's rezoning request to CC-2 for a self-storage development. Mr. Hooten stated he owns the adjacent property to the west, 541 E. Leffel Lane, a rental property. He stated his property should also be rezoned to a commercial district.

Mrs. Roberge asked Mr. Hooten why his property should be rezoned to commercial. Mr. Hooten responded he felt it should also be rezoned to commercial.

Mrs. Roberge asked Mr. Hooten if he objected to the Applicant's request. Mr. Hooten responded no and again stated he felt his property should also be commercial zoned.

Mr. Neimayer pointed out that Mr. Hooten's property is in Springfield Township. He could file a rezoning application under the township's rezoning process. Mr. Neimayer provided his business card to Mr. Hooten.

Mrs. Roberge asked Mr. Neimayer if other uses besides self-storage would be permitted. Mr. Neimayer responded yes.

Ms. Diedre Koik, Applicant, 513 N. Ludlow Rd., Urbana, OH, spoke on the construction of the proposed self-storage development.

Mrs. Roberge asked Mr. Neimayer if he has heard from any neighbors. Mr. Neimayer responded no.

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With no one else in the audience to speak on this case, and with no further questions from the Board, Vice-Chairperson Kelly asked for a motion.

Action on Case #2019-Z-02, City Rezoning Case #19-Z-10 ~ Property Owner: George Hukill ~ Applicant: Diedre Koik ~ Location: 545 E. Leffel Lane ~ Request: to rezone 10.84 acres from CH-1 to CC-2 for development as a self-storage facility.

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

VOTE: Yes: Mrs. Roberge, Ms. Lewis-Campbell, Mr. Morris and Mr. Shaw.

No: None.

Motion carried.

Case #S-2019-03 ~ Property Owners/Applicants: Richard & Kelly Wyen ~ Location: south of 1905 W. Possum Rd., Springfield Township ~ 545 E. Leffel Lane ~ Request: to rezone 0.27 acres from A to R-1 to allow for a lot split of 2.039 acres for a new single-family home.

Vice-Chairperson Kelly asked for the staff report. Mr. Neimayer stated the subject property is located south of 1905 W. Possum Rd. in Springfield Township. He reviewed an aerial of the immediate area identifying existing land uses and then showed current zoning. The Applicants want to split off 2.039 acres for a new house lot. Because this proposed lot would have split zoning, the Applicants have filed this rezoning request.

Mr. Neimayer reviewed the 1981 rezoning that created the R-1 zoning along W. Possum Rd. He then presented a slide showing the proposed new lot would extend an additional 50 ft. from W. Possum Rd. It is this additional 50 ft. depth (0.27 acres) that the Applicants want to rezone from A to R-1.

Mr. Neimayer reviewed slides identifying future land use from the comprehensive plan and the Thoroughfare Plan's classification for W. Possum Rd. He explained that additional road right-of-way easement may be required as part of the lot split review/approval process.

Mrs. Roberge and Mr. Morris questioned the rezoning area. Mr. Neimayer reviewed slides of the current zoning and the proposed lot split. He used the county GIS to clarify the Applicant's request.

With no one from the audience to speak on this case, and with no further questions from the Board, Vice-Chairperson Kelly asked for a motion.

Action on Case #S-2019-03 ~ Property Owners/Applicants: Richard & Kelly Wyen ~ Location: south of 1905 W. Possum Rd., Springfield Township ~ 545 E. Leffel Lane ~ Request: to rezone 0.27 acres from A to R-1 to allow for a lot split of 2.039 acres for a new single-family home.

Motion by Mrs. Roberge, seconded by Mr. Shaw, to recommend **Approval** of the Applicant's request as presented.

VOTE: Yes: Mrs. Roberge, Mr. Shaw, Ms. Lewis-Campbell and Mr. Morris.

No: None.

Motion carried.

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Staff Comments

Mr. Neimayer stated the next scheduled meetings are August 8 & September 5, 2019.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:15 pm.

Mr. Dan Kelly, Vice-Chairperson

Mr. Allan Neimayer, Secretary