

# **Minutes**

## **Clark County Rural Zoning Commission**

Regular Meeting ~ 9:00 am.  
Thursday, July 11, 2019

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission called the meeting to order at 9:00 am. and asked for the Roll Call.

Present For Roll Call: Mr. Ken Brust, Mr. Bob Jurick, Mr. Wayne Leis and Mr. Larry Spahr.

Absent For Roll Call: Mr. John Hays and Mr. Pete Lane.

Chairperson Brust asked for the approval of the minutes.

### **Approval of the June 13, 2019 Minutes**

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

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

**No:** None.

***Motion Carried.***

### **Case #Z-2019-05 ~ Property Owner/Applicant: Ashlynn Lucas ~ Location: 4765-4767 E. National Rd., Harmony Township ~ Request: to rezone 1.61 acres from B-1 & B-3 to R-1 for single-family residential use.**

Chairperson Brust introduced the case and asked for the staff report. Mr. Allan Neimayer, Senior Planner, stated the subject property is located at 4765-4767 E. National Rd. in Harmony Township. He reviewed an aerial and zoning of the immediate area. He then reviewed the zoning history noting the subject property was previously two separate parcels. The Applicant recently combined those parcels resulting in split zoning. The Applicant wants to rezone the property to a proper residential zoning district and filed this rezoning request.

Mr. Neimayer stated the comprehensive plan identifies the subject property as Mixed Use, Low Intensity. The subject property is not located in a flood plain. However, there is floodplain on the north side of US 40 associated with Beaver Creek. There are no public utilities available in the immediate area.

Although the Applicant has asked for R-1 Zoning, Staff feel R-2 (Low Density Single-Family Residence District) is more appropriate. It would be consistent with most of the adjacent single-family residential uses, currently zoned R-2. Therefore, Staff recommends rezoning the subject property from B-1 & B-3 to R-2. Mr. Neimayer reviewed the land use differences between R-1 and R-2.

The County Planning Commission heard this case at their July 2, 2019 meeting. Following discussion, the CPC passed a motion recommending to the Rural Zoning Commission that the subject property be rezoned to R-2 as it would be more compatible with the existing zoning of the neighborhood.

Mr. Leis asked if the Applicant was ok with R-2 zoning. Mr. Neimayer responded yes.

# **Minutes**

## **Clark County Rural Zoning Commission**

Mr. Jurick asked about the advantage of R-2 vs. R-1. Mr. Neimayer responded he was not suggesting it there was an advantage. Rather he was only pointing out the difference in permitted land uses of the two zoning districts.

With no further questions for Mr. Neimayer, Chairperson Brust opened the public hearing at 9:05 am. and asked if the Applicant wished to speak.

Jared Lucas, Applicant, 4765 E. National Rd., was sworn in. Mr. Lucas stated he is fine with R-2 zoning. The intent is using the subject property as a single-family residence.

With no questions for Mr. Lucas, and with no one else in the audience to speak on this case, Chairperson Brust closed the public hearing at 9:07 am.

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

**Action on Case#Z-2019-05 ~ Property Owner/Applicant: Ashlynn Lucas ~ Location: 4765-4767 E. National Rd., Harmony Township ~ Request: to rezone 1.61 acres from B-1 & B-3 to R-1 for single-family residential use.**

Motion by Mr. Spahr, seconded by Mr. Jurick, to **Approve** rezoning of the subject property to R-2 as presented.

**VOTE: Yes:** Mr. Spahr, Mr. Jurick and Mr. Leis.

**No:** None.

***Motion Carried.***

### **Staff Comments**

Mr. Neimayer stated the next scheduled meetings are August 15 & September 12, 2019.

### **Zoning Text Amendments – Case #ZA-2019-02**

Motion by Mr. Jurick, seconded by Mr. Leis, to leave Case #ZA-2019-02 **Tabled** until Staff has time to prepare the revisions discussed at the May 2019 meeting.

### **Adjournment**

Motion by Mrs. Leis, seconded by Mr. Spahr, to adjourn.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 9:15 pm.

---

Mr. Ken Brust, Chairperson