

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, August 1, 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 2:06 p.m. and asked for the Roll Call.

Present For Roll Call: Mrs. Elaine Stevenson, Commissioner Lohnes, Ms. Louise Maurer, Commissioner McGlothlin, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Dave Stickney and Commissioner Wilt.

Absent For Roll Call: Mrs. Charlene Roberge and Mr. Don Wallace.

Chairperson Stevenson stated approval of the November 1, 2017 and July 5, 2018 will be deferred to the next meeting due to lack of eligible voting members.

Chairperson Stevenson stated the Planning Commission has an Attendance Policy and she felt it should be revisited. She asked Staff to email the policy to all members. Chairperson Stevenson noted that Mrs. Roberge had to miss the meeting today for an illness (an excusable absence) and asked the Commission for a motion to excuse the absence.

Motion by Ms. Anderson, seconded by Commissioner Wilt, to Approve the absence of Mrs. Roberge.

VOTE: Yes: Ms. Anderson, Commissioner Wilt, Mrs. Stevenson, Commissioner Lohnes, Ms. Maurer, Commissioner McGlothlin, Mr. Scholl, and Mr. Stickney.
No: None.

Motion carried.

Chairperson Stevenson asked for staff to present the case.

Z-2018-02 ~ Property Owner/Applicant: BCS Group LTD ~ Location: 50 Walnut Rd.; Bethel Twp. ~ Request: Rezone 1.0 acre from R-CL to I-1'S' to bring existing office and warehouse use into proper zoning district and to allow outside storage.

Mr. Allan Neimayer, Senior Planner, stated the subject property is located at 50 Walnut St. and consists of 1.0 acre. Mr. Neimayer noted that Dayton Light International was the property owner when the application was filed. The current property owner is BCS Group LTD. The subject property had consisted of 9 separate parcels, and has since been combined into one parcel. The subject property is currently zoned R-CL (Residential-Crystal Lakes). The new owners of the property are continuing with an office and warehouse use – a legal, non-conforming use – and would like to rezone the property to I-1'S' (Industrial District, Specific Use) to get the property into a proper zoning district and also allow outside storage. Mr. Neimayer stated the I-1 zoning district also allows those permitted uses under B-4, B-3, B-2 and B-1 in addition to approved conditional uses under those same districts. Although the use of the subject property as office and warehouse predates original adoption of zoning for the Crystal Lakes area in Bethel Twp., other potential uses allowed under current I-1 zoning would not be compatible next to the existing single-family neighborhood. As such, the Applicant has followed Staff's recommendation and is requesting I-1 'S' zoning limiting use of the subject property to office and warehouse with outside storage.

Mr. Neimayer stated the CONNECT Clark County Land Use Plan identifies this area as Suburban Living, Low Intensity. As noted above, use of the subject property predates the original adoption of zoning resulting in the use as a legal, non-conforming use. The Applicant's request is to rezone the subject property to a proper zoning district continuing with the same land use. He noted the property is a legal non-conforming use because it was prior to County Zoning (for Bethel Twp.) and Crystal Lakes Zoning.

Mr. Neimayer stated there is no floodplain in the immediate area of the subject property. He noted the property is serviced by public sanitary sewer, confirmed with the County Utilities Department. Water service is provided by on-site well. Walnut Rd. is classified as a Local Road with a current right-of-way of 40 ft.

Staff recommends the Applicant's request to rezone the subject property from R-CL to I-1 'S' (Specific Use), limited to office and warehouse use and to include outside storage, be approved as presented. Pending rezoning approval, the Applicant is hereby informed of the required Zoning Certificate process whereby compliance with applicable zoning regulations, including off-street parking requirements, will be reviewed.

Chairperson Stevenson asked if there were any questions for Mr. Neimayer.

Commissioner McGlothin stated he was glad to see the building being reused and the Applicant bringing it for the proper zoning approval.

Chairperson Stevenson stated there could be some concerns about future development and traffic if the property's zoning was just I-1.

Commissioner McGlothin stated the building was used as a lighting contractor facility since 1960s and has been used as such, just but not zoned commercial. He noted it was discovered during the sale of the property.

Chairperson Stevenson asked if the outside storage would be for materials for the business. Mr. Neimayer responded yes.

Chairperson Stevenson asked if there were any questions for Applicant. There were none. The Applicants (previous and current owners) were present but did not wish to speak.

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

Z-2018-02 ~ Property Owner/Applicant: BCS Group LTD ~ Location: 50 Walnut Rd.; Bethel Twp. ~ Request: Rezone 1.0 acre from R-CL to I-1'S' to bring existing office and warehouse use into proper zoning district and to allow outside storage.

Motion by Commissioner McGlothin, seconded by Mr. Stickney, to **Approve** as presented.

VOTE: Yes: Commissioner McGlothin, Mr. Stickney, Commissioner Lohnes, Ms. Maurer, Mr. Scholl, Ms. Anderson, and Commissioner Wilt.

No: None.

Motion carried.

Thoroughfare Plan

Mr. Neimayer updated the CPC on adoption dates of the Thoroughfare Plan: City Planning Board, March 2018; City Commission April 2018 and County Planning Commission, July 2018. Mr. Neimayer then presented few examples on how the document is used by Staff: lot splits and zoning certificates.

Update on Land Use Regs Committee

Mr. Neimayer explained that there have been six meetings covering more than 20 items. He stated the group has identified their priority items to be addressed by the end of this year. He noted Staff would be bringing some items to the Commission next month and future months instead of bringing all the proposed changes at once.

Staff Comments

Mr. Neimayer stated the next scheduled CPC meetings are September 5, 2018 and October 3, 2018.

Chairperson Stevenson told Staff she felt Dave Minard should be properly thanked for his service on the Planning Commission. Commissioner McGlothlin added he felt it was very important to thank people for serving of boards. Mr. Neimayer told the Commission he would bring a card to the next meeting.

Attendance Policy

Chairperson Stevenson asked staff to send out the Attendance Policy (adopted in 2007). She stated the CPC September meeting would be to review, amend and adopt an updated policy.

Commissioner Lohnes asked if Commissioners would then adopt it. Mr. Neimayer responded the ORC allows the CPC to adopt its own rules.

Chairperson Stevenson asked Staff to include the attendance record in future board packets.

Mr. Stickney asked what would happen if there was not a quorum to approve the November minutes. Mr. Neimayer stated he would then ask for approval by those who are eligible to vote on those minutes.

Adjournment

Motion by Commissioner Wilt, seconded by Commissioner McGlothlin to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:32 p.m.

Mrs. Elaine Stevenson, Chairperson

Mr. Thomas A. Hale, Secretary