

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, September 5, 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 2:05 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, Commissioner Wilt, Mrs. Charlene Roberge and Mr. Don Wallace.

Absent For Roll Call: None.

Approval of the November 1, 2017 Minutes

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the minutes as presented.

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Ms. Maurer, Commissioner McGlothlin, Mr. Scholl and Commissioner Wilt.

No: None.

Abstain: Ms. Anderson, Commissioner Lohnes, Mr. Minard and Mrs. Stevenson.

Motion carried.

Approval of the July 5, 2018 Minutes

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

VOTE: Yes: Commissioner McGlothlin, Mr. Wallace, Commissioner Lohnes, Mr. Stickney, and Commissioner Wilt.

No: None.

Abstain: Ms. Anderson, Ms. Maurer, Mrs. Roberge, Mr. Scholl, and Mrs. Stevenson.

Motion carried. Note: Mr. Minard resigned from the CPC resulting in only five eligible voting members.

Approval of the August 1, 2018

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

VOTE: Yes: Mr. Stickney, Commissioner Wilt, Ms. Anderson, Ms. Maurer, Mr. Scholl, Mrs. Stevenson, Commissioner McGlothlin and Commissioner Lohnes.

No: None.

Abstain: Mrs. Roberge and Mr. Wallace.

Motion Carried.

Proposed Amendments to CPC Attendance Policy

Chairperson Stevenson introduce the CPC Attendance Policy and asked for staff to present information.

Mr. Allan Neimayer, Senior Planner, updated the Board on proposed changes to the attendance policy. He explained the changes as follows:

3. *A CPC Member may be excused by the CPC for just cause (such as a family emergency, medical situation). The CPC Member shall notify the Chair, Vice-Chair or planning staff of their situation who will in turn apprise the full CPC.*
4. Appointed Planning Commission members A CPC Member may not have more than three (3) consecutive absences within a Calendar year.

Chairperson Stevenson asked if it should read three (3) *unexcused* consecutive absences. Mr. Wallace stated he felt either way an absence could result in the board not being able to act. Ms. Anderson stated she felt it should be three (3) *unexcused* consecutive absences. Mrs. Roberge agreed with Chairperson Stevenson and Ms. Anderson that it should read three (3) unexcused consecutive absences.

Commissioner McGlothlin asked if a replacement for Mr. Minard had been identified. Mr. Neimayer stated he sent a notice to Green Township Trustees, but had not heard back from them.

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

Proposed Amendments to CPC Attendance Policy

Motion by Mrs. Roberge, seconded by Ms. Anderson, to **Approve** the amendments to the CPC Attendance Policy as presented with the following change: 4. Appointed Planning Commission members to read as follows: A CPC Member may not have more than three (3) unexcused consecutive absences within a Calendar year.

VOTE: Yes: Mrs. Roberge, Ms. Anderson, Ms. Maurer, Commissioner McGlothlin, Mr. Scholl, Mrs. Stevenson, Mr. Stickney, Mr. Wallace and Commissioner Wilt.

No: Commissioner Lohnes

Motion carried.

Update on Land Use Regulations Committee Items

Mr. Neimayer gave an update on several proposed amendments being discussed at the Land Use Regulations Committee meetings.

Parking Commercial Vehicles in Residential Districts

Mr. Neimayer explained the proposed definition change as: Commercial Vehicle: A self-propelled vehicle used to transport persons or goods associated with a business, said vehicle registered to an individual, company or corporation. Light Duty Commercial Vehicle is a 2-axle vehicle. Heavy Duty Commercial Vehicle is a multi-axle (3 or more axles) vehicle. Vehicle, Farm: All types of equipment/machinery used for agriculture. He further explained where Farm, Light Duty and Heavy Duty Vehicles can be parked.

Commissioner Lohnes asked if this would prevent trailers or semi cabs only. Mr. Neimayer responded the trailer portion was still being discussed by the Committee. Commissioner Wilt asked if there was an exception for road work. Mr. Neimayer responded yes.

Home Occupation

Mr. Neimayer explained minor and major home occupations. He explained that minor home occupations could be approved by staff and major would require BZA approval. Mr. Neimayer explained the lists of prohibited and acceptable home occupations were detailed in the each definition. Commissioner Wilt stated she did not like allowing additional non-resident employees. She said she felt it could be a way to avoid paying income taxes.

Commissioner Lohnes asked if this proposed language would have helped the Pro Painters case a few years ago. Mr. Neimayer stated no. He explained that was a rezoning case.

Ms. Maurer asked about only allowing the sign on the wall. Mr. Neimayer stated it was to help maintain the residential character of the neighborhood. He explained that other types of signs could change the look and feel of the neighborhood.

Accessory Family Suite

Mr. Neimayer stated the main change with the accessory family suite definition was to eliminate the breezeway option. He explained that breezeways have been torn down in the past which then turns the property into a non-conforming with two dwellings. Mr. Neimayer explained that the committee was also discussing a mixed used district, removing pyramid zoning, a separate mineral extraction district which would require a rezoning and allow for a referendum.

Staff Comments

Mr. Neimayer stated the next scheduled CPC meetings are October 3 and November 7, 2018.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:56 p.m.

Mrs. Elaine Stevenson, Chairperson

Mr. Thomas A. Hale, Secretary