

# ***Minutes***

## ***CEDA Regional Planning Commission***

Regular Meeting ~ 4:00 pm.  
Thursday, September 6, 2018

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Mr. Michael Hanlon, Chairperson of the CEDA Regional Planning Commission of Clark County Ohio, called this regular meeting to order at 4:01p.m. and asked for the Roll Call.

Present For Roll Call: Mr. Mike Hanlon, Ms. Theresa Hartley, Mr. Dan Kelly, Mr. Charles Morris, Mr. Richard Shaw, Mrs. Charlene Roberge and Ms. Kathryn Lewis-Campbell.

Absent For Roll Call: None.

Chairperson Hanlon asked for a motion for the approval of the minutes.

### **Approval of the June 14, 2018 Minutes**

Motion by Mr. Morris, seconded by Ms. Hartley, to **Approve** the minutes as presented.

**VOTE: Yes:** Mr. Morris, Ms. Hartley, Mr. Hanlon, Mr. Kelly, and Mr. Shaw.  
**No:** None  
**Abstain:** Mrs. Roberge and Ms. Lewis-Campbell

Motion carried.

Chairperson Hanlon asked for the Staff report.

### **Case #S-2018-02 ~ Property Owners: Lawrence & Randall Green ~ Applicant: Randall Green ~ Location: 25 & 29 Oaksmere Rd.; Springfield Twp. ~ Request: to rezone from B-3 (General Business District) to I-2 (General Industrial District) to allow for semi maintenance on the inside of the building and semi inspection on the outside of the building.**

Mr. Neimayer stated the subject property is located at 25 & 29 Oaksmere Rd. and consists of 0.70± acres. The property is zoned B-3 (General Business District). The Applicant would like to rezone the property from B-3 to I-2 (General Industrial District) to allow for a semi-truck inspection and maintenance business. Mr. Neimayer stated the intent of the I-2 zoning district is: "to accommodate a broad range of industrial activities, diverse in products, operational techniques, and size and which have a greater impact upon their environment than those permitted in I-1." Mr. Neimayer reviewed the permitted uses under I-2 and I-1 zoning. Because the subject property is located next to Garden Acres, a single-family residential subdivision, consideration should be given to using the Specific Use designation as some of the permitted uses under I-2 zoning would not be compatible next to single-family residential use.

Mr. Neimayer stated the subject property and adjacent properties along the north side of US 40 are identified on the Future Character Areas map as Mixed Use, Low Intensity, which is described as: "Large-scale activity centers that may integrate places to work, shop, and live in a walkable pattern. Mr. Neimayer stated there is no floodplain in the immediate area of the subject property and public sanitary sewer is available to the subject property. He stated the property is serviced by on-site well. There is no public water service in the immediate area.

Mr. Neimayer stated the current access to the subject property is from Oaksmere Rd., a local road part of the Garden Acres Addition No 2 Subdivision. The property also fronts on National Place – a service road to properties along this north side of US 40 (E. National Rd.). He referenced the County Engineer’s Department’s August 29, 2018 letter for additional comments regarding access plus stormwater management.

Mr. Neimayer stated under current zoning regulations, the I-2 district allows I-1 district uses, which in turn allows all “B” district uses, recognizing that some uses may not be feasible due to the size of the subject property. In addition, there are several “allowed” uses that are incompatible next to single-family uses. Use of the Specific Use Control is to lessen the allowed uses that would conflict with adjoining districts. Therefore, Staff recommends rezoning the subject property from B-3 to I-2‘S’ (Specific Use) with permitted uses limited to the following: I-2: semi-truck maintenance and inspection business; building material sales and storage facilities – inside sales and storage only; cold storage plants. I-1: electric supply company; meeting hall; office; Any B-3, B-2 or B-1 district use following applicable zoning requirements. Staff does not recommend any B-4 district uses.

Chairperson Hanlon asked if there were questions for Staff.

Ms. Roberge asked if Staff had received any complaints. Mr. Neimayer responded no.

Ms. Hartley asked if it was a new business. Mr. Neimayer responded a new business, but not a new building.

With no further questions for Staff, Chairperson Hanlon asked if the Applicant wished to speak.

Randall (Randy) Green, 1834 Old Troy Pike, Urbana, OH explained the current use as personal storage. He noted that there are three parts to the building. Mr. Green explained it had been used for equipment storage, backhoes, etc. and to work on trucks and tractors by his father (Lawrence Green, who recently passed away). He stated he had never heard of any complaints while his father used the property. He noted when his father finished his construction business, he auctioned off his stuff. Mr. Green stated the east and middle parts of the building are empty. He said the west end is storage for boats and personal items. He explained that it was used for construction for years and now he would like to make it an income property. He explained that a trucking company expressed interest and he found out he needed to rezone to make it legal. Mr. Green noted that the owner of the trucking company was supposed to attend this meeting but his truck broke down.

Ms. Hartley asked if the potential tenant was aware of the restrictions. Mr. Green responded he had a conversation with the trucking company about the hours of operation. He explained that the plan was to use a portion of the building, the east end and the green area. He noted they would inspect the trucks outside and then do maintenance inside. Mr. Green noted he might lease the other areas later.

Mr. Kelly asked about business hours. Mr. Green responded he discussed daylight hours for maintenance with the trucking company.

Mr. Morris asked if the Applicant was going to gravel the entire green area. Mr. Green responded he wants to come out to the access road with gravel.

Chairperson Hanlon asked if there were any restrictions on hours in zoning. Mr. Neimayer responded there was a section regarding noise.

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Mr. Kelly stated he was concerned about the residents. Mrs. Roberge asked if the Commission could restrict working hours. Mr. Green restated that he had discussed with the potential tenant that the operation should be daylight hours.

Mrs. Roberge stated it was difficult to just use daylight hours and it needed to be better defined.

Cheryl Green, 1834 Old Troy Pike, Urbana, OH, asked if the fire department had issues or noise complaints. Ms. Roberge explained there is a difference between public service uses (not as frequent) and business uses. Mr. Neimayer referenced Article 34, Section 3406 on noise limits.

Mrs. Roberge stated she was concerned about noise for the residents. Chairperson Hanlon asked if the Commission could restrict business operations from 7 am. to 7 pm. Mr. Kelly stated the nature of the business may require more hours and night maintenance to get trucks back on the road.

Mr. Green asked if there were any issues with the car lot and car accessory business on the other end of the street. Mrs. Green stated the potential tenant stated he could work within the hours.

Mr. Kelly stated he would be concerned about the lighting also. Ms. Roberge explained the building is huge and she felt the lighting would not be a big deal in the front. Mr. Green responded there is a light on the east side. Mr. Kelly stated the lighting could affect the neighbors to the right. Mr. Green responded the neighbor to the right has a fence and mature trees to buffer his property.

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

**Case #S-2018-02 ~ Property Owners: Lawrence & Randall Green ~ Applicant: Randall Green ~ Location: 25 & 29 Oaksmere Rd.; Springfield Twp. ~ Request: to rezone from B-3 (General Business District) to I-2 (General Industrial District) to allow for semi maintenance on the inside of the building and semi inspection on the outside of the building.**

Motion by Mrs. Roberge, seconded by Ms. Lewis-Campbell, to recommend rezoning the subject property from B-3 to I-2'S' (General Industrial District, Specific Use) with the permitted uses limited to the following uses and condition: under I-2: semi-truck maintenance and inspection business; building material sales and storage facilities – inside sales and storage only; and cold storage plants; under I-1: electric supply company; meeting hall; office; and any B-3, B-2 or B-1 district use following applicable zoning requirements; with condition: hours of operation are limited from 8 am. to 6 pm.

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

**No:** None.

### **Staff Comments**

Mr. Neimayer announced the next scheduled meetings as October 4 and November 8, 2018.

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## **Adjournment**

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

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 4:41 pm.

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Mr. Michael Hanlon, Chairperson

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Mr. Thomas A. Hale, Secretary