

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9 am.
Thursday, September 13, 2018

Springview Government Center
3130 E. Main Street
Springfield, Ohio 45505

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

Present For Roll Call: Mr. Ken Brust, Mr. John Hays, Mr. Pete Lane, Mr. Bob Jurick and Mr. Wayne Leis.

Absent For Roll Call: Mr. Spahr.

Chairperson Brust explained how the meeting will be held.

Chairperson Brust asked if there are any comments regarding the minutes. Hearing none, he asked for a motion to approve the minutes.

Approval of the July 12, 2018 Minutes

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

VOTE: Yes: Mr. Leis, Mr. Lane, Mr. Brust and Mr. Hays.

No: None.

Abstain: Mr. Jurick

Motion carried.

Approval of the August 9, 2018 Minutes

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

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

No: None.

Abstain: Mr. Hays

Motion carried.

Cluster lotsplit

Mr. Allan Neimayer, Senior Planner, reminded the Commission about prior discussions on removing cluster lotsplit from the zoning text due to having some many issues due to shared drive, utilities, etc. He stated it was a good concept, but has been abused and should become a BZA process to reduce frontage instead. He noted this would allow a public hearing. Mr. Neimayer asked if the Commission would amend the text now instead of waiting for the comprehensive amendments from the Land Use Regulations Committee.

Chairperson Brust asked if Mr. Neimayer wanted the Commission to initiate the process. Mr. Neimayer responded yes, he needed a motion to move it forward.

Cluster Lotsplits

Motion by Mr. Hays, seconded by Mr. Jurick, to initiate a zoning text amendment to remove cluster lotsplit as an optional type of lotsplit.

VOTE: Yes: Mr. Hays, Mr. Jurick, Mr. Leis, Mr. Lane, and Mr. Brust.

No: None.

Mr. Jurick asked Mr. Neimayer to present the cluster lot split presentation at the October meeting.

Update on Land Use Regulations Committee

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

•Commercial Vehicle

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.

Mr. Neimayer stated the new text results from code complaints. He explained that current language is not strong enough to enforce. He explained the new graphics would be incorporated into the text.

Mrs. Jennifer Tuttle, Planner, explained that although recreational vehicles are included in the graphic, they are covered under a separate section of text. She stated she would discuss with the Land Use Committee about combining the sections.

Mr. Neimayer stated that current code does not require residential parking to be on paved surface, but under this new text, it would be required for commercial vehicles.

Mr. Hays asked about bucket trucks. Mr. Neimayer explained that it has been an issue, but zoning cannot call out bucket trucks, so it would fall under the axle number.

Mr. Leis asked about semi-trailers, without self-propelled motor (the trailer itself). Mr. Neimayer explained that the Committee is still working on the language.

Mr. Neimayer explained a Variance from the BZA would be required for those who want to park a commercial vehicle on their property if it did not meet the criteria.

•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.

Minutes

Clark County Rural Zoning Commission

Chairperson Burst asked about commercial vehicles with removable magnets and enforcement. Mr. Neimayer explained the use is not dependent on the signage. He referred to the definition.

Chairperson Brust asked if emergency vehicles were excluded and asked about city/county vehicles parked at home. Mr. Neimayer explained that emergency vehicles were exempt and he would need clarification from the committee on city/county vehicles.

•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. He explained that an accessory suite is basically within the current footprint of the house (including basement).

Mr. Jurick asked about a dwelling unit above garage discussed during the Committee meetings. Mrs. Tuttle explained that it was separated into a different category, accessory dwelling unit, and the text was still being discussed by the Committee.

Chairperson Brust stated he thought zoning was going too far in regulating accessory dwelling units. Mr. Neimayer stated it is a land use issue and the reason is to keep the character of the neighborhood. He stated it is to maintain the single-family use of the neighborhood.

Staff Comments

Mr. Neimayer stated the next scheduled meeting is October 11 and November 15, 2018.

Adjournment

Motion by Mr. Hays, seconded by Mr. Jurick, to adjourn.

VOTE: Motion carried unanimously.

The meeting was adjourned at 10:07 am.

Mr. Ken Brust, Chairperson

Mr. Thomas A. Hale, Secretary