

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, January 5, 2022

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Louise Maurer, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:01 pm. and asked for the Roll Call.

Present For Roll Call: Commission Rick Lohnes, Mr. Ken Knight, Mr. Dave Stickney, Mr. Jay Kitchen, Ms. Kerri Brammer, Mr. Mark Scholl, Mr. Don Wallace, Ms. Louise Maurer, Commissioner Melanie Wilt, Commissioner Lowell McGlothin and Mrs. Jo Anderson.

Absent For Roll Call: None.

Also in Attendance: Mr. Ethan Harris, Mr. Allan Neimayer, Mrs. Jennifer Tuttle and Mrs. Rachel Clime-Ricketts from Clark County Community and Economic Development.

Approval of the December 1, 2021 Minutes

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

VOTE: Yes: Mr. Stickney, Commissioner McGlothin, Mr. Kitchen, Mr. Scholl and Ms. Maurer

No: None.

Abstain: Mrs. Brammer, Commissioner Lohnes, Mr. Wallace and Mr. Knight.

Motion carried.

Mr. Allan Neimayer, Senior Planner, stated that the CONNECT Clark County Plan was on adopted in 2018 and is on the website for anyone that wanted to reference it.

Commissioner Lohnes stated that the CONNECT Clark County Plan was not adopted by the Clark County Commission but it was acknowledged as a reference document. Commissioner Wilt added it was not adopted as a guidance document. Commissioner Lohnes agreed.

Mr. Neimayer explained Goals, Objectives and Actions as follows:

Goals: Intended results expressed in simple terms for the plan's four topic areas. These represent overarching desired results of the plan.

Objectives: Subthemes within the goal that serve to organize actions

Actions: A project, policy, or program that can be implemented

Mr. Neimayer spoke on Actions statements on public utilities in regards to development: Action 1.2.1 – encourage development to areas serviced by public utilities or easily accessible to public utilities; and Action 4.8.1- coordinate utilities master plans. (Service Area Map). He noted Action 1.3.4- adopts mixed-use zoning districts has been completed. Action 4.1.3 – Identify and preserve ROW, Thoroughfare Plan; he pointed out that there is a need for exceptions for built up areas such as Plattsburg Rd. & SR 54. Action 4.5.2 – airport overlay business.

Action 4.8.3 coordinate between government agencies to address failing sewage treatment systems. Clark County Combined Health District; County Utilities Department

Mrs. Jennifer Tuttle spoke on Action Statement 4.8.3. She introduced Mr. Larry Shafter and Ms. Elizabeth "Zibby" Dewitt of the Clark County Combined Health District also in attendance to help with the discussion.

Mrs. Tuttle explained Goal 4: Improving infrastructure, Objective 8: Improve communication and coordination between governments for utility provisions, and Action 4.8.3: Coordinate between government agencies to address failing sewage treatment systems. Mrs. Tuttle explained that failing sewage systems in Clark County present a considerable threat to the environment and public health of residents. A coordinated effort to address this issue, which includes public utilities departments, public health agencies and others, needs to be undertaken to proactively address the growing problem. Mrs. Tuttle adds that on-site sewage treatment systems depends on 5 factors: 1) Lot size, 2) ground slope, 3) soil conditions, 4) size of the home/occupancy and 5) local/state regulations. She explains that approximately 0.32 of an acre is needed for the leach field and replacement area. Mr. Shafer provided some facts about sewer systems and their life span. He also explains the prices for a new and replacement system.

Mrs. Tuttle presented a Clark County map with the subdivisions and areas of concern. She focused in on a Broadview Acres map and discussed the average 0.48 acre size and the homes being built in the early 1950s.

Mrs. Tuttle explains that the Health District has received numerous complaints of sewage odor in the Eva Circle Neighborhood. She presented a map with the homes indicated the number of aerators. Mr. Larry Shafter stated, since 2011, the Health District has documented 94 instances of 25 of 30 sewage aerators discharging untreated sewage into the creeks. He further explained an example at 2421 E. Home Road. He explained the public sewer was 530 ft. from the residence and was required to hook into sewer. He explained the Board of Health approved a Variance for the homeowner due to the cost.

Board Discussion.

Mr. Knight asked about the infrastructure problem and the sanitary problem.

Mr. Wallace stated it comes down to what we do locally, and we have not done much locally. He asked where the funds were coming from for the grants. Mr. Craig Mescher, with Access Engineering, replied its being funneled into the EPA by the federal government.

Mrs. Tuttle and Mr. Shafer explained the issues in Eva Circle with the aerators. Board Discussion on failing aerators. Mr. Shafer explained soil based systems.

Commissioner Lohnes stated that it would cost a lot of money putting in sewer lines around the County.

Mr. Chuck Bauer, Clark County Utilities Director, explains, I see your point but I have to ask that the planning commission drive in new development. He explained that this conversation started during a Technical Review Committee meeting. He further explained that county had ran a sewer extension in Enon before he started the position. He then introduced Craig Mescher with Access Engineering Solutions to further discuss the scale and cost of sewer line extensions.

Minutes

Clark County Planning Commission

Mr. Mescher gave a presentation on utility projects around Ohio. He explained the possible funding sources.

Board Discussion on repercussions. Mr. Shaffer discussed variances and how homeowners may be granted one. Mr. Bauer explained there needs to be more public information and let more people know about the issues, if they want this to be livable.

Commissioner Lohnes left the meeting at 3:09 pm.

Mrs. Tuttle asked the Board if the current regulations of a 1.0 acre lot in areas with no public utilities was large enough based on the information presented. She presented two maps, one without accessory structures and one with. She then show a map of Ra-Mar Estates and the surrounding property that has been of interest for development.

Staff Comments

Next scheduled meetings: February 2 and March 2, 2022.

Adjournment

Motion by Commissioner Wilt, seconded by Mrs. Anderson, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:18 pm.

Ms. Louise Maurer, Chairperson