

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, January 5, 2023

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

Mr. Dan Kelly, Chairperson of the CEDA Regional Planning Commission, called the Meeting to order at 3:00 pm. and asked for the Roll Call

Present For Roll Call: Ms. Theresa Hartley, Mr. Dan Kelly, Mr. Charles Morris, Ms. Susan Forman, Mr. Chuck Harris and Mr. Tony Davis

Absent For Roll Call: Mrs. Kathryn Lewis Campbell

Also in Attendance: Mrs. Jennifer Tuttle, Mrs. Rachel Ricketts and Mr. Alex Dietz of Clark County Community and Economic Development.

Approval of the December 8, 2022 Meeting Minutes

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

VOTE: Yes: Ms. Forman, Ms. Hartley, Mr. Kelly, Mr. Morris, Mr. Harris and Mr. Davis.

No: None.

Motion carried.

Chairperson Kelly asked Staff to present the case.

Case #2023-Z-01 ~Owner: Jerry Clum ~ Applicant: Joe Youst ~ Location: 125 S Tuttle Rd; City of Springfield ~ Request: Approval of CC-2A Development Plan

Ms. Vaidehe Agwan, City Planner, stated that the location is 125 S Tuttle Road in the City of Springfield and consists of 1.8 acres. She stated the Applicant is requesting approval to amend a CC-2A plan in a City CC-2A Shopping Center District. The site is part of a shopping center district or CC-2A zoning district, which follows land uses mentioned in CC-2A zoning district or Community Commercial District. The Applicant is proposing a financial institute's drive thru ATM on site. She stated the site is currently vacant and provisions stated in Chapter 1130.07 of Springfield Zoning code are applicable to the site. Ms. Agwan noted the site was annexed into the City in 2001 and was replotted in 2007.

Ms. Agwan stated the City Manager's office recommends denial. She stated a drive thru for a financial institution allowed as a conditional use under CC-2A, but this drive thru is not attached to an institution. She noted the codified ordinances do not indicate free standing ATM's as a "financial institution". The City Manager's office would welcome the opening of a full-service bank branch on the parcel, but recommends denial of a stand-alone drive thru. She stated the City Service department recommends approval. She noted a sidewalk will need to be installed on both sides of the property. She noted the Applicant will need to provide storm water calculations. She stated drive and aisle width need to conform to Chapter 1153. Ms. Agwan noted the City Police Department and the City Fire Department all recommend approval with no objections. She stated the City Building inspections Division, as well as the City Code Enforcement Division recommends approval with no objections.

Ms. Awan stated the Planning and Zoning Division originally recommended approval. She noted the plans submitted for building permits will be reviewed for compliance based on Chapter 1130. She

also noted the site is also subject to conditional use permit approvals per Chapter 1118.04(1) and the site is also subject to requirements of the Eastern Edge Corridor- Commercial Town Center-Transect 4 (Chapter 1142.03 (d) (2) F.)

Ms. Agwan stated the City Staff had recommended approval of the Applicant's request to amend the CC-2A development plan. However, upon receiving comments from the City Manager's office, the request for amending CC-2A plan for an ATM for a financial institution has been recommended for denial by the City Staff. The presence of a retail shopping complex or financial institution (structure) accompanying the ATM on site is preferred over a vacant parcel proposed for a drive thru ATM only.

Ms. Hartley asked why the City manager recommended denial.

Mr. Bobby Bruno, Economic Development Manager, stated he was with the City Manager's Office. Mr. Bruno explained that this site is about 1.80 acres and our interpretation of the zoning code that the drive through could be used conditionally with there being a financial institute. He stated our interpretation is that you need a brick and mortar bank or credit union. He stated for that large of a site, we felt it was a poor use for auto only, with no job creation or taxes as well as no Improvements to the parcel.

Mr. Davis commented on the traffic, he stated it's a very busy intersection. He asked what is your forecast of the amount of traffic that would increase from another business. Mr. Bruno replied, we haven't seen a requirement for a traffic study. Mr. Davis explained, the average person would want to go down Burma Road instead of the traffic light. He stated the City is quoted on a plan recently wanting two ways out of a complex. He stated there is one way out of the Walmart complex, unless you go through the residential. I would ask that there be more thought into making Burma road a better access. He noted the shopping center had vacancy; there is still room in the vacant office areas that could potentially increase traffic. He stated I'm all about Wright-Patt, but I do get concerned about the congestion. He stated the City may want to talk to the residents that live back there and possibly making Burma another access point.

Mr. Kelly asked if there is a traffic and accident study done for the last three years. He stated there has been an increase in traffic. He stated we are talking about added traffic and congestion. Mr. Bruno stated, we do not have a report on that. Mr. Kelly stated, if there is an accident increase every year and were adding more traffic its relative. He stated it is a percentage. He stated now we can expect 10 more accidents a year. He asked how do we stop it.

Ms. Hartley stated building a brick and mortar would increase traffic even more.

Mr. Morris asked what types of financial transactions are done from the drive through ATM. He asked if there is an exposure for crime. Ms. Hartley stated there are safety precautions in place for that.

Mr. Joe Youst, Applicant on behalf of Wright-Patt Credit Union Central Ohio and Dayton, stated this site started as an ATM with three drive lanes. He stated it is an ATM / ITM, where you talk to a teller. He stated when we looked at design; we were trying to lock the traffic flow through to this site and to be one way. He stated the other point would be that this would be less traffic than a brick and mortar. Mr. Youst explained there is room to move the structure back and allow another business or a branch. He stated the thought was that the ATM / ITM would support the branch (brick and mortar) they have in Springfield.

Mr. Davis asked if the goal was if someone was looking to join Wright-Patt Credit Union, that this would be attractive to them to have this on this side of town. Mr. Youst replied correct. Mr. Davis noted that goes back to our concern of the traffic congestion.

Mr. Youst commented about the ITM technology, a lot of the financial institutes are going to ITMs alone. He stated this is serviced like a typical ATM.

Mr. Davis asked if he is aware that east of this site across from Bird road, they are planning more development. He stated maybe he could have a talk with the City about going down that direction instead of creating congestion on this corner.

Mr. Kelly stated I think what your offering is good, from a Board standpoint were looking at the congestion. Mr. Kelly stated that speed limit should be reduced on Route 40. (The Board agrees.)

Mr. Youst stated that is not a problem we are creating. He stated we can comfortably say with this project there will be a lot less traffic compared to a McDonalds that could potentially go there.

Mr. Davis stated he was not against development but we have to take the people into consideration that live in that area.

Ms. Hartley stated that this area is getting a lot of growth in a short period of time. She stated she felt a drive through ATM would be better than a brick and mortar.

Mr. Davis added this would make almost 5 ATMS on this footprint. (Noting the other banks including the one inside Walmart)

Hearing no further discussion, Chairperson Kelly asked for a motion.

Action on Case #2023-Z-01 ~Owner: Jerry Clum ~ Applicant: Joe Youst ~ Location: 125 S Tuttle Rd; City of Springfield ~ Request: Approval of CC-2A Development Plan

Motion by Mr. Morris, seconded by Mr. Harris, to ***Approve*** as presented

VOTE: Yes: Mr. Morris, Mr. Harris, Ms. Hartley, Mr. Davis and Ms. Forman.

No: None.

Motion carried.

Chairperson Kelly asked Staff to present the next case.

Case #S-2023-01 ~Owner: Wendy Martinez ~ Applicant: Springfield Township Zoning Commission ~ Location: 5250 Kerns Rd.; Springfield Twp. ~ Request: Rezone 0.96 acres from A (Agricultural) to R-4 (Single-Family).

Mrs. Jennifer Tuttle, Senior Planner, stated, the subject property is located at 5250 KERNS RD and consists of 0.96 acres. She stated the property is zoned A Agricultural. It was recently brought to the attention of the Springfield Township Trustees that several properties throughout Springfield Township have been zoned "A" and fall under the required 5 acre and 300 ft. frontage requirements. It was discovered this zoning dates back to the original adoption of zoning for Springfield Township in 1974. An analysis of Variance requests determined that a large number of the requests were due to the large setback requirements of the A District (50 ft. front, 50 ft. side and 50 ft. rear). As a result, the Zoning Commission passed a motion initiating a comprehensive rezoning of these properties to an appropriate zoning district. 5250 Kerns Road was missed during the Comprehensive Rezoning case #S-2022-03 approved by the Township Trustees on May 24, 2022. The surrounding properties were

Minutes

CEDA Regional Planning Commission

part of the prior rezoning case .Mrs. Tuttle stated Staff recommends the approval of the parcel from A to the proper R-4 District for continued use as single-family residential.

Hearing no discussion, Chairperson Kelly asked for a motion.

Action on Case #S-2023-01 ~Owner: Wendy Martinez ~ Applicant: Springfield Township Zoning Commission ~ Location: 5250 Kerns Rd.; Springfield Twp. ~ Request: Rezone 0.96 acres from A (Agricultural) to R-4 (Single-Family).

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

VOTE: Yes: Ms. Hartley, Mr. Morris, Ms. Forman, Mr. Davis and Mr. Harris

No: None.

Motion carried.

The Board had a general discussion on Route 40 and decreasing the speed limit.

Staff Comments

Mrs. Tuttle stated the next scheduled meetings are February 2 and March 2, 2023

Adjournment

Motion by Ms. Hartley, seconded by Mr. Davis to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:31 pm.

Mr. Dan Kelly, Chairperson