

Minutes

Clark County Rural Zoning Commission

Regular Meeting ~ 9:00 am.
Tuesday, February 9, 2023

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

Mr. Ken Brust, Chairperson of the Clark County Rural Zoning Commission, called the meeting to order at 9:00 am and asked for the Roll Call.

Present For Roll Call: Mr. Ken Brust, Mr. Pete Lane and Mr. Larry Spahr

Absent For Roll Call: Mr. Bob Jurick, Mr. Wayne Leis and Mr. Matt Taylor

Also in Attendance: Mrs. Jennifer Tuttle and Mrs. Rachel Ricketts of Clark County Community & Economic Development.

Approval of the October 13, 2022 Minutes

Differ to next month's meeting.

Chairperson Brust asked Staff to present the first case.

Rezoning Case #Z-2023-01 ~ Property Owner/Applicant: Barry McCombs Jr. ~ Location: 7485 E National Rd.; Harmony Twp. ~ Request: to rezone 7.91 acres from R-2 (Single-Family Residence District) to MU-1 (Mixed Use Low Intensity)

Mrs. Jennifer Tuttle, Senior Planner, stated that the subject property is located at 7485 E National Rd and consists of 7.91 acres. The property is zoned R-2 (Low Density Residence). The Applicant would like to rezone the property to MU-1 (Mixed Use Low Intensity District) for a Single-Family Residence and to construct a 60 ft. by 80 ft. pole barn for a commercial truck repair shop.

Mrs. Tuttle explained the Mixed Use Zoning Districts. 1.3.4 Adopt mixed-use zoning districts. Mixed-use zoning provides an opportunity to promote a range of compatible land uses within a specified area, fostering walkable communities, vibrancy and variety in the built environment. Zoning codes for urban and village locations should feature mixed use zoning districts that are consistent with the intent and character described in the Character and Land Use Plan descriptions.

Mrs. Tuttle explained ODOT's letter stating that East Bound 40 drive access is acceptable in its current configuration. No change or modification is required at this time, but it may be reevaluated in the future.

Mrs. Tuttle explained the comments from the Clark County Engineer's Office stating that the site plan and storm water management report that addresses Clark County Stormwater Regulations required by registered professional engineer.

Mrs. Tuttle explained the comments from Clark Soil and Water Conservation District stating that there is poorly drained soils in the area of the proposed development. If development disturbs more than one acre of soil, an NPDES General Construction Permit from Ohio EPA will be required.

Staff recommends the Applicant's request to rezone the subject property from R-2 (Single Family Low Density Residence) to MU-1S (Mixed Use Low Intensity) be approved with the Specific Use of a Single Family Residence and a Commercial Truck repair shop only subject to the following: 1. No future structures for the Commercial Truck Repair Shop. 2. No outside storage of vehicles. 3.

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Approval from Clark County Combined Health District for on-site water and sanitary sewers, if required. 4. Approval from the County Engineer's office for storm water.

Mrs. Tuttle stated the Clark County Planning Commission met on February 1, 2023, and recommends the Applicants request to rezone the subject property from R-2 (Single-Family Residence) to MU-1S (Mixed Use Low Intensity) be approved with the Specific Use of a Single Family Residence and a Commercial Truck repair shop only subject to the following: 1. No future structures for the Commercial Truck Repair Shop. 2. No outside storage of vehicles. 3. Approval from Clark County Combined Health District Department for on-site water and sanitary sewers, if required. 4. Approval from the County Engineer's office for storm water.

Mr. Lane asked if they are still waiting on the storm water plan. Mrs. Tuttle answered yes and the Applicant would need to get approvals from the Health District and the County Engineer's before we could grant the zoning certificate and the building permit.

Mr. Lane asked about pavement around the truck repair facility that could potentially create a problem. Mrs. Tuttle answered pavement is required because it is a commercial use and he will have to have pavement for the required parking spaces.

Hearing no further questions for Staff, Chairperson Brust opened the public portion of the hearing at 9:08 am and asked if the Applicant would like to speak.

Applicant, Barry McCombs Jr, 7485 E National Rd was sworn in. Mr. McCombs explained the plan is for me and my son to open this shop. He stated right now we only take care of 10 owner/operators. We do some trailer work but that is mobile so there will not be any trailers there. We are not looking to have 1000 customers per say and we don't plan on putting up signage unless it's necessary. This is more word of mouth because we don't want more than we can handle. We just want to do what we enjoy and pay our bills with it.

Chairperson Brust asked how many bays he plans on having. Mr. McCombs answered we plan to have 3 bays and the rest of the building is for storage and parts.

Chairperson Brust asked if the applicant had 3 bays full, what would happen if a 4th truck showed up. He stated, I'm asking because the outside storage is prohibited. Mr. McCombs stated we are using storage on Columbus Ave and have been doing it for a little over a year and have never run into that problem.

Mr. Spahr asked if there will be restoration. Mr. McCombs stated our customers are commercial and no modifications. Mr. Spahr asked what the projected volume at one time would be. He asked if it would be 3 at the most. Mr. McCombs answered yes that's correct. Mr. McCombs explained it (the pole barn) is big enough to have storage inside.

Hearing no further comments, Chairperson Brust closed the public portion of the hearing at 9:12 am.

Chairperson Brust asked for a motion

Action on Rezoning Case #Z-2023-01 ~ Property Owner/Applicant: Barry McCombs Jr. ~ Location: 7485 E National Rd.; Harmony Twp. ~ Request: to rezone 7.91 acres from R-2 (Single-Family Residence District) to MU-1 (Mixed Use Low Intensity)

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Motion by Mr. Spahr, seconded by Mr. Lane, to **Approve** the rezoning request as presented with the Conditions recommended by the Clark County Planning Commission.

VOTE: Yes: Mr. Spahr, Mr. Lane and Mr. Brust

No: None.

Motion carried.

Election of Officers

Deferred to next month's meeting.

Staff Comments

Next Scheduled Meetings: March 9 and April 13, 2023

Adjournment

Motion by Mr. Spahr, seconded by Mr. Lane, to **Adjourn.**

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:14am.

Mr. Ken Brust, Chairperson