

# **Minutes**

## **Clark County Planning Commission**

Regular Meeting ~ 2:00 p.m.  
Wednesday, March 2, 2022

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Mark Scholl, Vice-Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 pm. and asked for the Roll Call.

Present For Roll Call: Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Jay Kitchen, Mr. Don Wallace, Mr. Dave Stickney, Mrs. Kerri Brammer, Commissioner Lohnes and Commissioner McGlothlin.

Absent For Roll Call: Commissioner Wilt and Ms. Louise Maurer.

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

### **Approval of the September 1, 2021 Minutes**

Vice-Chairperson Scholl stated approval of the September 1, 2021 minutes will be deferred to the next scheduled meeting due to the lack of eligible voting members.

### **Approval of the January 5, 2022 Minutes revised per Board Member request**

Motion by Mrs. Anderson, seconded by Mr. Wallace, to **Approve** the revised minutes as presented.

**VOTE: Yes:** Mrs. Anderson, Mr. Wallace, Commissioner Lohnes, Mr. Stickney, Mrs. Brammer, Mr. Scholl, Mr. Kitchen and Commissioner McGlothlin.

**No:** None.

***Motion carried.***

### **Approval of the February 2, 2022 Minutes**

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

**VOTE: Yes:** Mr. Stickney, Commissioner McGlothlin, Mr. Kitchen, Mrs. Brammer, Mr. Scholl, Mr. Wallace and Mrs. Anderson.

**No:** None.

**Abstain:** Commissioner Lohnes

***Motion carried.***

Vice Chairperson Scholl asked Staff to present the case.

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## ***Clark County Planning Commission***

**Rezoning Case #Z-2022-02 ~ Property Owner: All Inclusive Warehouse Office LLC. ~ Applicant: Richard Deering ~ Location: Parcel #010-06-00032-000-076, Bethel Twp. ~ Request: to rezone parcel from B-3 to B-4 to allow for rental storage warehouse.**

Mr. Allan Neimayer, Senior Planner, stated that the subject property, Parcel #010-06-00032-000-076, is located west of 6001 Lower Valley Pike in Bethel Twp. and consists of 2.0 acres. The property is currently zoned B-3 (General Business District). The Applicant would like to rezone the property to B-4 (Heavy Business District) to allow for a rental storage warehouse. Mr. Neimayer handed out a new site plan from the Applicant for the Board. This property is in the floodplain so, if this rezoning is approved, the Applicant will need to go through the flood plain development review process. In addition, the Applicant will need to work with the Health District for on-site utilities.

Mr. Wallace stated he would be concerned that this is developed in the flood plain and may not be able to handle well and septic, which is already a problem in the county.

Mrs. Anderson asked if that would be analyzed from the flood plain application. Mr. Neimayer explained the impact of the flood plain would be analyzed. Regarding on site utilities, they would be reviewed by the Health District, or the OEPA. Commissioner Lohnes asked, they may not have to have water and sewer? Mr. Neimayer responded that is correct.

Mrs. Brammer asked about the tenants and storing things on the flood plain. Is it disclosed to them? Mr. Neimayer responded that would be with the Applicant and also the tenant looking at the area. Staff would inform tenants if they called. Vice-Chairperson Scholl explained the flood plain review process and with that they will build above the base flood elevations. The tenants will need to carry insurance like any other renter.

Mr. Wallace discussed a development in Bethel Township that went into the flood plain. He explained that it was signed off on in Clark County and the Bethel Township Trustees cannot do anything about it. Mr. Neimayer responded the flood plain program is a federal program. There are steps set up that a property owner needs to meet to get the floodplain approval. For the development Mr. Wallace is referring to, the owner provided the necessary information and approval was given based on that information.

Richard Deering, Applicant, 1535 S. Hampton Rd., New Carlisle, OH. Mr. Deering explained his proposed concept for the All Inclusive Warehouse. This is a new concept that he has done in Columbus and Troy. Tenants will get a 20 ft. by 60 ft. warehouse space; an optional office; a forklift; a conference room and security included. Mr. Deering know the property is located in the floodplain and he will go through the flood plain development review process. He does not want water problems.

Commissioner McGlothlin asked, if you are having offices in there you will need water and septic. The Applicant responded it is not a sales office. It is a larger room around 10 ft. by 12 ft. and optional. Commissioner McGlothlin adds, it sounds like it is something we need.

Commissioner McGlothlin asked how planning is looking at this. Mr. Neimayer responded Staff recommends approval with the Specific Use designation (B-4S) due to the flood plain.

Commissioner McGlothlin asked the Applicant if he has one going up in New Carlisle. The Applicant responded it is in New Carlisle.

With no further questions, Vice Chairperson Scholl asked for a motion.

**Action on Rezoning Case #Z-2022-02 ~ Property Owner: All Inclusive Warehouse Office LLC. ~ Applicant: Richard Deering ~ Location: Parcel #010-06-00032-000-076, Bethel Twp. ~ Request: to rezone parcel from B-3 to B-4 to allow for rental storage warehouse.**

Mr. Wallace stated that per the Clark County Prosecutor's Office, the best way to avoid problems like this is to not let them start in the first place.

Motion by Mrs. Anderson, seconded by Commissioner McGlothlin, to recommend **Approval** to B-4S limiting the use to a self-storage facility as presented.

**VOTE: Yes:** Mrs. Anderson, Commissioner McGlothlin, Commissioner Lohnes, Mr. Stickney, Mr. Kitchen and Mrs. Brammer,

**No:** Mr. Wallace

***Motion carried.***

Vice Chairperson Scholl asked Staff to present the case.

**Rezoning Case #Z-2022-03 ~ Property Owner/Applicant: Denna Johnson ~ Agent: Jim Lagos ~ Location: 8518 & 8542 E. National Rd., Harmony Twp. ~ Request: to rezone parcel from B-3 and R-1 to PD-M for use as residential and retail.**

Mr. Neimayer stated the subject property is located at 8518 & 8542 E. National Rd. in Harmony Township, Parcels #130-08-00017-100-002 & -003, and consists of 3.13 acres combined. The property is currently zoned B-3 (General Business District) and R-1 (Single-Family Residence District). The Applicant would like to rezone the property to PD-M (Planned Development – Mixed Use District) for use as residential and retail – see narrative. Mr. Neimayer reviewed slides of existing zoning and land use of the area. He reviewed the county's Thoroughfare Plan for the area. The property is not in a floodplain and public utilities are not available. Staff recommends the Applicant's request to rezone the subject property from B-3 & R-1 to PD-M (Planned Development-Mixed Use) be approved as presented subject to the following:

1. Preliminary Plan Approval only with the uses as identified in the application's narrative.
2. Subject to comments from the County Engineer's Office and ODOT with regards to access and stormwater management.
3. Final Plan approval shall be with the Zoning Inspector after receiving sign-off from the County Engineer's Office regarding access and storm water management. At the Zoning Inspector's discretion, approval of the Final Plan shall go before the County Planning Commission.

Jim Lagos, Agent for the Owner/Applicant Denna Johnson, explained that she has lived there since 1963. It has been a lamp shop and hotel for many years. Present day it is a residence and a retail store. What it will continue as under the PD-M is the exact same thing. These uses are grandfathered in. We had the property sold to a young couple and they had a problem getting it appraised. It can be sold and used the same way, unless it were to burn down. The Appraiser would not appraise it and the sale fell through. The PD-M zoning is perfect. We are good with the Staff's recommendation.

Commissioner Lohnes asked about the County Engineer's Office. Mr. Neimayer explained he has not received their comments, which is why he added that to Staff's conditions for approval.

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Vice-Chairperson Scholl explained the PD-M preliminary plan steps. If they make any major changes to the property, they will need to go thru the rezoning process again.

Mrs. Brammer asked with the zoning change would the historic part come into play. Mr. Lagos explained the property is not on the Historic Landmark Registry. If you own property, you do not want it on there. Mrs. Brammer asked a historic destination would limit what they could do as far as rehabbing. Mr. Neimayer responded you would need to go through the historic board for approval.

**Action on Rezoning Case #Z-2022-03 ~ Property Owner/Applicant: Denna Johnson ~ Agent: Jim Lagos ~ Location: 8518 & 8542 E. National Rd., Harmony Twp. ~ Request: to rezone parcel from B-3 and R-1 to PD-M for use as residential and retail.**

Motion by Mr. Stickney, seconded by Mr. Wallace, to recommend **Approval** of the rezoning case as presented.

**VOTE: Yes:** Mr. Stickney, Mr. Wallace, Commissioner Lohnes, Mrs. Brammer, Mr. Kitchen, Commissioner McGlothin and Mrs. Anderson.

**No:** None.

***Motion carried.***

### **Staff Comments**

Mr. Neimayer stated the next scheduled meetings are April 6 & May 4, 2022.

### **Board Education Training**

Mr. Neimayer gave a PowerPoint presentation reviewing the 10 Chapters of the county zoning code.

### **Adjournment**

Motion by Commissioner Lohnes, seconded by Commissioner McGlothin, to **Adjourn**.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 3:00 pm.

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Mr. Mark Scholl, Vice-Chairperson