

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, March 2, 2023

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

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, Mr. Lorin Wear, Mr. Chuck Harris and Mr. Tony Davis

Absent For Roll Call: none

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

Chairperson Kelly asked new Board Lorin Wear to introduce himself. Mr. Lorin Wear stated that he was born and raised in Springfield and he retired from the Springfield Police Department. He stated is currently on the City Planning Board. Mr. Wear stated that he has a political science degree from Wright State University.

Approval of the February 2, 2023 Meeting Minutes

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

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

No: None.

Abstain: Ms. Forman and Mr. Wear

Motion carried.

Chairperson Kelly asked Staff to present the case.

Case #2023-Z-03 ~Owner: Karlene Johnson ~ Applicant: Tim Sisler ~ Location: 3901 Laybourne Rd.; City of Springfield ~ Request: Rezone from Township A to City CH-1 (Commercial Highway District) for a truck stop and fueling station

Mrs. Jennifer Tuttle stated that the subject property is located at 3901 Laybourne Rd. in the City of Springfield and consist of 53.60 acres. The property is currently Zoned Township A. The Applicant would like to rezone to City CH-1 (Commercial Highway District) for a truck stop and fueling station. She noted that city staff would present the case, but she would follow up with a few items.

Ms. Vaidehe Agwan, City of Springfield Planner, explained the parcel was annexed into the City back in 2000 and has retained its Springfield Township agricultural zoning and land use. She stated the Applicant is requesting for a change in zoning district for the proposed use of a truck stop and fueling station.

Ms. Agwan stated that the City Manager's Office is recommending denial due to concerns regarding job creation per acre, type of jobs and general use of the land. The City Service Department also recommends denial based on sanitary sewer on the east side of the property is in conflict with the Plan the Applicant has submitted. She noted the pumps and rest area are in conflict. She stated that there are pending comments from the City Police Department. Ms. Agwan stated that the City Fire

Department, City Building Inspections Division and the City Code Enforcement Division all recommend approval.

Ms. Agwan explained the site design is in conflict with a city sewer on the east side of the property. She stated the proposed use is permitted under the requested CH-1 Zoning District. However, the proposed use is not recommended for the site as it is not the best and highest use of the parcel. Therefore, Staff recommends denial of the Applicant's request to rezone 3901 Laybourne Rd from Springfield Township A (Agricultural District) to City CH-1 (Commercial Highway District) for a truck stop and fueling station.

Mr. Morris asked what you consider job creation per acre. He asked how it is measured. Ms. Agwan stated that that will be best answered by the City Manager's office. I would assume its job created per acre of the parcel, so if there is eleven acres then 11 jobs would be created by this use.

Mr. Davis stated there is already a truck stop at this exit, another toward Harmony and South Vienna. He stated there is a campground and fairground right there, we don't need more semis. I agree with the City.

Ms. Forman stated, I agree.

Mr. Morris asked how many truck stops we need. (There was no answer.)

Mr. Dean Blair, Representation for the Clark County Fairgrounds, stated we agree with the comments and are delighted to hear the comments. We were very concerned about the rumors we've heard about the amount of truck traffic that could be on Laybourne Road. He stated with all the events were having at the fairgrounds we worry about the 250 semis a day on Laybourne Road.

Mrs. Tuttle explained the items that were given to her by the Agent. She presented the slides stating 55 employees and the total site investment. She showed the mock ups and explained this would be similar to what you would see at a Buc-ees. Mrs. Tuttle showed the proposed site plan and explained the Clark County Engineers office concerns on access and drainage.

Property Owner, Ed Johnson, stated that we are in the process of trying to sell the property. He asked what do you deem as something that would be approved to go there. He stated when we have potential buyers we don't know what to tell them if they will get denied on the rezoning.

Chairperson Kelly stated that it depends on the rezoning.

Mr. Johnson added we just went through a sale of the property but the buyer backed out. It was for warehouses and it was approved through the City which has multiple semis coming in and out.

Chairperson Kelly stated I don't know what the difference in traffic would be, but I would assume a fueling station would be more active.

Mr. Johnson explained that right now on Route 41 in front of the fairgrounds semis are parked trying to get in the truck stops or businesses.

Chairperson Kelly stated having said that you wouldn't want to add to it. Mr. Johnson explained another truck stop would give them somewhere to go.

Mr. Harris stated you have to put concrete down for those trucks to sit on. You have to find a place for that water to go. He stated the ditch there has not been taken care of.

Minutes

CEDA Regional Planning Commission

Mr. Johnson stated it was up to the City to take care of that ditch when it was put in the CEDA agreement and they have never come out to do anything like that.

Mr. Davis stated this Board is not to answer the right business to come in. He stated it is a known fact in this nation truck stops are the number one breeding ground for sex trade. If you live within the mile from there you might have a different opinion as to what is put in. Trucks have places to park but they are choosing to park there. It's all in planning if you are a CDL operator. I would love to see that land be successfully developed into something that would be positive for our community. Until ODOT agrees to redevelop that interchange, my vote will be no for any fueling station.

Mr. Johnson explained there are several that own that property. He stated trying to get everyone in agreement when it's time to sell is not always an easy thing.

Mr. Davis asked if they have been working with the City Planning Commission. Mr. Johnson answered to a degree. He stated with this one, it's been up in the air, no one has given us much information as to who is buying. He stated we heard a rumor it was a truck stop but we didn't know until we showed up today.

Mr. Davis stated if it were a factory you'd have cars in and out. He stated to answer that statement the traffic can go up the other way, but that road the County spent some money on it, but it's a road you don't want 500 or 600 cars on it every day. He stated we have had several entrapments with that intersection of Bird and Laybourne and you want that intersection at the other end with a traffic signal or better device for those blind spots.

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

Action on Case #2023-Z-03 ~Owner: Karlene Johnson ~ Applicant: Tim Sisler ~ Location: 3901 Laybourne Rd.; City of Springfield ~ Request: Rezone from Township A to City CH-1 (Commercial Highway District) for a truck stop and fueling station

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

VOTE: Yes: none

No: Ms. Hartley, Mr. Davis, Mr. Morris, Ms. Forman, Mr. Harris and Mr. Wear

Motion defeated.

Staff Comments

Next scheduled meetings are April 6 and May 4, 2023

Adjournment

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

VOTE: Motion carried unanimously

The meeting was adjourned at 3:14 pm.

Mr. Dan Kelly, Chairperson