

Minutes

County Rural Zoning Commission

Regular Meeting ~ 9:00 am.
Thursday, March 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. Pete Lane, Mr. Ken Brust, Mr. Larry Spahr, Mr. Wayne Leis and Mr. Bob Jurick

Absent For Roll Call: 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

Motion by Mr. Lane, seconded by Mr. Jurick, to **Approve** the minutes as presented

VOTE: Yes: Mr. Lane, Mr. Jurick and Mr. Leis

No: None.

Motion carried

Approval of the February 9, 2023 Minutes

Motion by Mr. Spahr, seconded by Mr. Lane, to **Approve** the minutes as presented

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

No: None.

Motion carried

Mr. Matt Taylor arrived at 9:02 am.

Chairperson Brust asked Staff to present the first case.

Rezoning Case #Z-2023-02 ~ Property Owner/Applicant: Nathan Stuckey ~ Location: 0 Hunt Pkwy.; Moorefield Twp. ~ Request: to rezone 5.92 acres from O-1 (Office Business District) to R-1 (Rural Residence District) for a single family residence

Mrs. Jennifer Tuttle, Senior Planner, stated that the subject property is located on the Northern lot at 0 Hunt Parkway. The property is zoned O-1 (Office Business District). The Applicant would like to rezone the property to R-1 (Rural Residence District) for a Single-Family Residence.

Mrs. Tuttle explained on the plat it indicates restricted access on the lot. The only access there could be on Derr Road is across from Curtis Drive. There is a letter from the Clark County Engineer's office states that they will not grant access on Derr Road, it will be on Hunt Parkway.

She stated according to the site plan by the Applicant, the red dot indicates the access on Hunt Parkway.

Mrs. Tuttle explained the Zoning District Compatibility with surrounding Zonings Districts being R-4 (Multiple-Family Residence), R-2A (Medium Density Single-Family Residence) and A-1 (Agricultural).

Mrs. Tuttle explained that the Land use Plan shows the parcel as Mixed-Use, Low Intensity, which was based on existing zoning of the property at that time.

Mrs. Tuttle stated that Simon Kenton Farm Section One was platted in 1998. Lots 1 and 2 of the plat were initially zoned for office/business use. Lot 2 was rezoned in 2019 for single-family residential.

Mrs. Tuttle stated Staff recommends the Applicant's request to rezone 5.82 acres from O-1 (Office Business District) to R-1 (Rural Residence District) for a single family residence be approved. The proposed rezoning is compatible with existing land uses. The requested rezoning would not have an unreasonable impact on the surrounding community and it will maintain the public health, safety, and general welfare because of the existing residential uses within the area.

Mrs. Tuttle stated the Clark County Planning Commission met on March 1, 2023, and recommends the Applicant's request to rezone 5.82 acres from O-1 (Office Business District) to R-1 (Rural Residence District) for a single family residence be approved.

Mrs. Tuttle stated that we received a letter from the Clark County Engineer addressing drainage and access. It stated that the drainage currently flows to the west towards a retention basin and southeast towards Derr Road and a major portion of the site is flat. The letter states that the property has no developed access and access from Derr Road is prohibited per the recorded plat. Access from the western most portion of the property will be permitted, however, a cut through the existing grass boulevard will be discouraged. A drive permit will be required through the County Engineer.

Mr. Leis asked if the red dot showed the proposed access and asked if is on the east side of the nature preserve. Mrs. Tuttle showed where the applicant's lot line is. She stated it is not on the nature preserve.

Mr. Spahr stated the south lot is the one we discussed in 2019. Mrs. Tuttle answered yes.

Hearing no further questions for Staff, Chairperson Brust opened the public portion of the hearing at 9:09 am and asked if the Applicant would like to speak.

Applicant, Nathan Stuckey, 936 Forest Edge Ave, was sworn in. Mr. Stuckey explained they bought this property and currently live right around the corner. He stated initially we wanted to bring the driveway in from Derr road and potentially off of Hunt Parkway too. After deciding we didn't want that much concrete we went with just the access on Hunt Parkway. There is also a creek that runs through the property back to the preserve which limits to some degree where we can place everything. We spoke with the president of the HOA and addressed their concerns of splitting the property and not being a part of the HOA. The fencing and other items the HOA has taken care of were concerned we would change it. We have no plans of doing that. They will be able to maintain it. Our plan is have the garage and place the house in front of it facing Derr Road.

Having no audience members and hearing no further comments, Chairperson Brust closed the public portion of the hearing at 9:13 am and asked for a motion.

Action on Rezoning Case #Z-2023-02 ~ Property Owner/Applicant: Nathan Stuckey ~ Location: 0 Hunt Pkwy.; Moorefield Twp. ~ Request: to rezone 5.92 acres from O-1 (Office Business District) to R-1 (Rural Residence District) for a single family residence

Motion by Mr. Leis, seconded by Mr. Spahr, to **Approve** the rezoning request as presented.

VOTE: Yes: Mr. Leis, Mr. Spahr, Mr. Taylor, Mr. Jurick and Mr. Lane

No: None.

Motion carried.

Election of Officers

Motion by Mr. Leis, seconded by Mr. Spahr, to **Elect** Mr. Ken Brust as Chairperson and Mr. Pete Lane as Vice Chairperson

VOTE: Yes: Mr. Leis, Mr. Spahr, Mr. Taylor, Mr. Jurick and Mr. Lane

No: None.

Motion carried.

Staff Comments

Next Scheduled Meeting: April 13, 2023

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 9:17 am.

Mr. Ken Brust, Chairperson