

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, April 6, 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 and Mr. Lorin Wear.

Absent For Roll Call: Ms. Susan Foreman, Mr. Chuck Harris and Mr. Tony Davis.

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

Approval of the March 2, 2023 Meeting Minutes

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

VOTE: Yes: Mr. Morris, Ms. Hartley, Mr. Kelly and Mr. Wear

No: None.

Motion carried.

Chairperson Kelly asked Staff to present the case.

Case #2023-Z-04 ~Owner/Applicant: Clark State College ~ Location: 570 E Leffel Ln.; City of Springfield ~ Request: Rezone 74.6 acres from R-1 (Twp.) to City EC-1, to allow construction of a new building

Ms. Vaidehe Agwan, City Planner, stated that the subject property is located at 570 E Leffel Ln and consists of 5 parcels. PID #31507000334211010, PID #3150700033421009, PID #3150700033421008. PID #3150700033421007, and PID #3150700033415002 in the City of Springfield and consist of 74.6 acres. The property is currently Zoned Township R-1. The Applicant would like to rezone to City EC-1 (Educational Campus District) for the construction of a new building. Ms. Agwan stated the case was recommended for approval by the City Planning Board on March 13, 2023.

Ms. Agwan explained the parcel was annexed into the City back in 2007 and has retained its Springfield Township zoning district, R-1. The Applicant is requesting to rezone the subject parcels from a township residential zoning and use to a city educational campus zone and use. The Applicant wishes to rezone to make use of the subject parcels for permitted educational purposes and avoid limitations of R-1 zoning for any future proposals on campus.

Ms. Agwan stated that The Clark County Comprehensive Plan shows this future character area as "Industrial Campus". The requested zoning district EC-1 will allow for establishing appropriate areas within the campus to be used for academic and related purposes, including the recreation, housing and feeding of students and guests of the college or university. The surrounding land uses are compatible with the proposed zoning district. E Leffel Lane is classified as 100' Primary Arterial Public Right-Of-Way by the Clark County Thoroughfare plan. Any structures abutting on a street designated as primary or secondary on the Thoroughfare Plan shall have a setback of 25'. Where the college or university does not own the frontages, a setback of 20' along the front yard and 15' along the street side line of a corner lot shall be required. Ms. Agwan explained since the campus (a total

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of 10 parcels) spans over both the City Planning Board and the CEDA Regional Planning Commission areas, the requests have to be recommended by both, to the City Commission.

Ms. Agwan explained that the City Manager's Office, the City Service Department, The City Fire Department, the City's Building Regulations Division, The City Code Enforcement Division and the City Planning and Zoning Division all recommended approval for this case. The City Police Department is still pending comments.

Ms. Agwan stated based on the above analysis and Staff comments, the Staff recommends approval of the Applicant's request to rezone the subject parcels from R-1 to EC-1.

Chairperson Kelly asked for any comments from the Board. Hearing none, Chairperson Kelly asked if anyone from the audience had any comments.

Mr. Doug Schantz, Executive Vice President for Business Association at Clark State College, stated we appreciate you entertaining our request to designate from R-1 to EC-1. He stated what spear headed this was an assessment of our current zoning classification and we really need to update this to what our College's mission and intent is. He stated what you will see in the renderings in the packet is currently discussions were having with Global Impact Stem Academy and the potential expansion on our campus.

Chairperson Kelly asked how Clark State is doing on student enrollment. Mr. Schantz answered we are holding strong at the College. The industry as a whole has been tough, especially with the pandemic. More than half of our curriculum is now remote which has helped keeping students engaged. It continues to be stable and we are not experiencing the declines as much as our counter parts are. Chairperson Kelly asked about a 4 year degree in business. Mr. Schantz answered we have multiple 4 year degree opportunities.

Mr. Morris asked about the 4 year degree programs. Mr. Schantz added that most of them are a natural extension of what we offer with a 2 year degree to continue their studies for a 4 year degree.

Mr. Wear asked about the plans for the building downtown. Mr. Schantz stated the Brinkman Education Center is still a prominent building for us. We have our police academy, Fire Academy, EMT and we also lease space to SPDC Small Business Corporation. It is still utilized. Mr. Morris asked if they are still using it for evening programs. Mr. Schantz answered yes, a lot of our courses for the Police and Fire Academy run in the evenings.

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

Action on Case #2023-Z-04 ~Owner/Applicant: Clark State College ~ Location: 570 E Leffel Ln.; City of Springfield ~ Request: Rezone 74.6 acres from R-1 (Twp.) to City EC-1, to allow construction of a new building

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

VOTE: Yes: Ms. Hartley, Mr. Wear, Mr. Morris and Mr. Kelly.

No: None.

Motion carried.

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Staff Comments

Next scheduled meetings May 4, 2023.

Adjournment

Motion by Mr. Morris, seconded by Mr. Wear to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:14 pm.

Mr. Dan Kelly, Chairperson