

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, April 7, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:01 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Rick Lohnes, Ms. Louise Maurer, Commissioner Lowell McGlothlin, Mrs. Charlene Roberge, Mr. Mark Scholl, Mrs. Jo Anderson, Mr. Ken Knight, Mr. Jay Kitchen, Mr. Dave Stickney, Mr. Don Wallace and Commissioner Melanie Wilt.

Absent For Roll Call: none

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

Approval of the February 3, 2021 Minutes

Motion by Mrs. Roberge, seconded by Mr. Knight, to **Approve** the minutes as presented.

VOTE: Yes: Mrs. Roberge, Mr. Knight, Commissioner Lohnes, Ms. Maurer, Commissioner McGlothlin, Mr. Scholl, Mrs. Anderson, Mr. Stickney, Mr. Wallace, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Chairperson Scholl asked Staff to present the first case.

Subdivision Time Extension Case #TE-2021-01 ~ Simon Kenton Farm, Section 2, Part D3 ~ Location: McCord Circle, Moorefield Twp. ~ Request: Time Extension #1.

Mr. Allan Neimayer, Senior Planner, stated Simon Kenton Farm Subdivision Section 2, Part D3 consists of 16 lots on 3.627 acres plus 1.187 acres in right-of-way. This subdivision is served by public water and sanitary sewer services. The preliminary Plan and Final Plat were originally approved by the County Planning Commission on May 2, 2018. The Applicant and Staff recently identified the final plat for Part D3 did not get recorded within the 2-year time period as required by the Subdivision Regulations due in part to COVID-19 restrictions and scheduling.

Staff recommends the Applicant's request for Time Extension #1 to record the final plat for Part D3 be approved with an expiration date of May 2, 2023 and subject to the following:

1. The Applicant will need to submit updated cost estimates for review/approval by the County Utilities Department and County Engineer's Department.
2. A review by the Tax Map Office for compliance with surveying standards including updated property owner information.

Mrs. Roberge states, if we already reviewed this, then I would like to make a motion. With no questions for Staff, Chairperson Scholl asked for a motion.

Action on Subdivision Time Extension Case #TE-2021-01 ~ Simon Kenton Farm, Section 2, Part D3 ~ Location: McCord Circle, Moorefield Twp. ~ Request: Time Extension #1.

Motion by Mrs. Roberge, seconded by Commissioner McGlothin, to **Approve** the request for Time Extension #1 as presented.

VOTE: Yes: Mrs. Roberge, Commissioner McGlothin, Commissioner Lohnes, Ms. Maurer, Mr. Knight, Mrs. Anderson, Mr. Stickney, Mr. Wallace, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Chairperson Scholl asked Staff to present the next case.

Rezoning Case #G-2021-01 ~ Property Owner: Patriot Garage LLC ~ Applicant: Josh Gierke ~ Location: 3718 Lawrenceville Dr., German Twp. ~ Request: to rezone from B-1 to B-3 to expand automotive company to include a dealership.

Mr. Neimayer stated the subject property is located at 3718 Lawrenceville Dr. and consists of 0.19 acres. The property is currently zoned B-1 (Shopping Center District). The Applicant would like to expand their auto mechanic shop business to include a dealership and so filed this request to rezone the subject property from B-1 to B-3 (General Business District). Mr. Neimayer reviewed slides of existing zoning, land use and existing public utility in the subject area.

Staff recommends rezoning the subject property from B-1 to B-3S (Specific Use) to allow the Applicant's request to include a dealership with the current automotive mechanic shop business subject to the following:

1. The Applicant provides German Township with a site plan that complies with all the applicable zoning requirements for the two uses, and
2. The Applicant receives approval from the Health District for the expanded use of the property

Mrs. Roberge asked, what is the business across the street? Mr. Neimayer responded he was not able to get that information and deferred to the Applicant. Mr. Roberge then asked, were there any complaints? Mr. Neimayer responded no.

Chairperson Scholl stated the Applicant has cleaned this property up a lot from what it was. He is trying to be a good neighbor to the neighborhood.

Chairperson Scholl states, with no further questions for Staff we can turn it over to the Applicant.

Josh Gierke, Applicant, stated that they want to raise the property value when they came in. What we will do will change nothing and will not become a nuisance. We just want to rezone to have a dealer license. We will have no more than three vehicles. We want to create extra revenue. We will use the revenue for winter time and further improve the property. The first project is to blacktop the parking lot. We want the homeowners to know we will raise our value to do the same for their property.

Mrs. Roberge asked, do you know what the business across the street is? The Applicant responded I do not.

Chairperson Scholl asked, how do the German Township Trustees feel about this rezoning request? The Applicant replied they seemed very pleased we were there. We have had no complaints from anyone. They were happy we are cleaning up the property.

Mrs. Roberge asked have you spoken to any neighbors. The Applicant responded we have and they have walked over and talked to us. No one has had complaints.

With No further questions for Staff, Chairperson Scholl asked for a motion

Action on Rezoning Case #G-2021-01 ~ Property Owner: Patriot Garage LLC ~ Applicant: Josh Gierke ~ Location: 3718 Lawrenceville Dr., German Twp. ~ Request: to rezone from B-1 to B-3 to expand automotive company to include a dealership.

Motion by Mrs. Roberge, seconded by Mr. Knight, to **Approve** the rezoning case as presented with the two conditions as noted by Staff.

VOTE: Yes: Mrs. Roberge, Mr. Knight, Commissioner Lohnes, Ms. Maurer, Commissioner McGlothlin, Mr. Knight, Mrs. Anderson, Mr. Stickney, Mr. Wallace, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Resident Traci Cardinal, Concerns of Parking Lot Lighting

Mrs. Cardinal gave a presentation regarding parking lot lighting. What we can do to work on bettering the community for the children and resolve many issues with lighting.

After discussion amongst the Board members, Mrs. Jo Anderson and Mr. Don Wallace agreed to work with the Staff to further review this matter and prepare zoning text amendments for consideration.

Commissioner Wilt states that this is something we do not talk enough about.

Motion by Mrs. Roberge, seconded by Mr. Wallace, to direct Staff to further review this matter and prepare zoning text amendments to be presented to the Board.

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Commissioner Lohnes, Ms. Maurer, Commissioner McGlothlin, Mr. Knight, Mrs. Anderson, Mr. Stickney, Mr. Wallace, Commissioner Wilt and Mr. Kitchen.

No: None.

Motion carried.

Staff Comments

Next scheduled meetings: May 5 and June 2, 2021.

Mr. Neimayer asked the Board about returning to in-person meetings. Following discussion, the Board decided to continue with Zoom meetings.

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Adjournment

Motion by Mrs. Roberge, seconded by Commissioner Lohnes, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:41 p.m.

Mr. Mark Scholl, Chairperson