

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, May 3, 2023

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

Louise Maurer, 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 Melanie Wilt, Ms. Louise Maurer, Mrs. Jo Anderson, Mr. Dave Stickney, Ms. Keri Brammer, Mr. Mark Scholl, Mr. Don Wallace, Commissioner Lowell McGlothlin and Commissioner Sasha Rittenhouse

Absent For Roll Call: Mr. Sky Schelle and Mr. Jay Kitchen

Also in Attendance: Mr. Ethan Harris, Mrs. Rachel Ricketts and Mrs. Stephanie Dunlap from Clark County Community and Economic Development.

Approval of Excused Members

Motion by Commissioner McGlothlin, seconded by Mr. Scholl, to **Approve** absent Board Members

VOTE: Yes: Commissioner McGlothlin, Mr. Scholl, Commissioner Wilt, Ms. Maurer, Mrs. Anderson, Ms. Brammer, Mr. Scholl, Mr. Wallace, Mr. Dave Stickney, and Commissioner Rittenhouse

No: none

Motion carried.

Approval of the April 5, 2023 Minutes

Motion by Mr. Wallace, seconded by Commissioner McGlothlin, to **Approve** the minutes with the correction made by Mr. Wallace

VOTE: Yes: Mr. Wallace, Commissioner McGlothlin, Mr. Scholl, Ms. Maurer, Mrs. Anderson, Ms. Brammer, Mr. Scholl, Mr. Stickney and Commissioner Rittenhouse

No: none

Motion carried.

Chairperson Maurer asked Staff to present the case.

Case #Z-2023-03 ~ Property Owner/Applicant: Berner Properties LLC ~ Location: 4785 E National Rd.; Harmony Twp.; ~ Request: Rezone 26.44 acres from B-3 to B-4 to allow the addition of a storage facility at the rear of the property.

Mrs. Rachel Ricketts stated that the subject property is located at 4785 E National Rd and consists of 26.44 acres. The Applicant would like to rezone from B-3 (General Business District) to B-4 (Heavy Business District) to allow for a storage facility. The Applicant is requesting four (4), 20 ft. by 120 ft. buildings at the rear of the property.

The Clark County Engineer's Office commented on the drainage, stormwater and access. The County Engineer stated that the proposed land use change would require the site developer to provide a site plan and stormwater pollution prevention plan (SWPPP), designed by a Registered Professional Engineer of the state of Ohio to address site drainage and accelerated runoff by use of overland flow or storm sewer piping to detention basin to control the outflow and water quality to Clark County Stormwater Management requirements. He adds that Discharge to ODOT ROW must be reviewed and approved by ODOT. The County Engineer states, the proposed area to be developed currently is accessed by a commercial drive access off of E National Road. Any modifications to traffic or the access drive must be approved by ODOT.

Staff recommends the Applicant's request to rezone 26.44 acres from B-3 to B-4 to allow the addition of a storage facility at the rear of the property be approved as **B-4S Specific Use** with following conditions:

- Specific Use for retail, restaurant and mini-storage facility, no other permitted, conditioned or conditional uses in B-1, B-2, B-3 or B-4.
- Compliance with Chapter 5, Off-Street Parking regulations.
- No outside storage including storage of vehicles, recreational vehicles, campers or trailers.
- No access from Plattsburg Road.
- Approval from Clark County Combined Health Dept. for on-site water and sanitary sewer, if required.
- Approval from the County Engineer's office for stormwater.

The Commercial Use is consistent with the goals, policies and future land use map of the Connect Comprehensive Plan. Staff feels the Specific Use designation limits the development and follows the overall intent for the Zoning District and the Mixed Use-Low Intensity identified in the Comprehensive Plan. The proposed use is compatible with existing land use pattern with no adverse impacts to surrounding properties or the neighborhood.

Applicant, Josh and Jacob Berner. Mr. Josh Berner explained, we are new owners of the property and intend to maintain and grow the antique mall.

Mr. Stickney asked, will this replace the trailers that are currently there? Mr. Berner (Josh) explained that they are trying to remove the trailers. They are hopeful that the addition of the storage units will assist their vendors to be able to store products and materials.

Mr. Berner explained the goal is for this to only be available for the vendors but if we are not able to fill them all then we will be opening it up to the general public for storage

Jacob Berner indicated that they are competing with another antique shop for the largest in the country. The storage units will be open 930am – 6pm same times as the antique center is open.

Commissioner Wilt asked, why the setbacks are less than the required amount.

Josh Burner explained that there is existing drainage on site and the current proposed setbacks will allow them to utilize the existing drainage facilities

Ms. Maurer asked, will this negatively impact the property to the south (drainage)

Josh Burner explained, the properties will not be negatively impacted because of the natural drainage of the area and the existing drainage facilities that are in place. We are currently working with the engineer's office

Commissioner McGlothlin asked, will you work with the engineer's office to address concerns

Both Mr. Josh Burner and Mr. Jacob Burner answered yes.

Mr. Stickney asked if there is a need for a rear entrance. Mr. Jacob Burner explained, there is already a road there for the well house and we don't want to give that up but we do not want that access road to be used for the public. All access for the storage facility will be through the front gates of the antique store

Commissioner McGlothlin asked, what the flow of traffic in the shop is. Mr. Jacob Burner explained, we have hundreds of people per day during the week and thousands per day during the weekend. The antique shop is a national and international draw
Mr. Josh Burner adds, the first Sunday of the month a car show is hosted at the antique center

Commissioner McGlothlin asked how many actual units will there be. Mrs. Ricketts states, there will be 4 20ft by 120 ft. buildings but they did not indicate the number of units.

Mr. Stickney states, if they remove the trailers it will be a benefit

Hearing no further discussion Chairperson Maurer asked for a motion

Action on Case #Z-2023-03 ~ Property Owner/Applicant: Berner Properties LLC ~ Location: 4785 E National Rd.; Harmony Twp.; ~ Request: Rezone 26.44 acres from B-3 to B-4 to allow the addition of a storage facility at the rear of the property.

Mrs. Jo Anderson suggested that they amend the motion to change the recommendation to no "public" access on Plattsburg Rd. Commissioner Wilt agree and amended her motion.

Motion by Commissioner Wilt, seconded by Commissioner Rittenhouse, to **approve** as presented with the recommendation of no public access on Plattsburg Rd.

VOTE: Yes: Commissioner Wilt, Commissioner Rittenhouse, Mrs. Anderson, Mr. Stickney, Ms. Brammer, Mr. Scholl, Mr. Wallace and Commissioner McGlothlin
No: None.

Motion carried.

Solar

No New information to add.

Mr. Wallace explained, he will be sending some studies to Staff to distribute to the Board before next month's meeting.

Stickney – Madison County is currently installing panels. Once ground is disturbed it cannot be restored to prime Ag land

Commissioner McGlothlin asked, what do you do when solar and wind is no longer in use? It is difficult to dispose of the propeller blades. Commissioner McGlothlin stated it was discussed on a recent 60 Minutes.

Staff Comments

Next scheduled meetings: June 7, 2023

Minutes

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Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:31 pm.

Ms. Louise Maurer, Chairperson