

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, May 4, 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, Ms. Susan Foreman, Mr. Chuck Harris, Mr. Tony Davis and Mr. Lorin Wear

Absent For Roll Call: None

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

Approval of the April 6, 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-05 ~Owner/Applicants: Gabe's ~ Springfield Industrial Owner LLC ~ Applicant: Brian Roberts; The MacRay Company LLC ~ Location: 1801 Prime Parkway; City of Springfield ~ Request: To amend the sign district from M-1 to Commercial Highway Sign District.

Mrs. Tuttle introduced the case before turning the presentation over to City of Springfield staff.

Ms. Vaidehe Agwan, City Planner, stated that the subject property is located at 1801 Prime Parkway in the City of Springfield. The applicant's request is to change the sign district at the property from a M-1 Sign District to a Commercial Highway Sign District. The current Manufacturing Sign District does not allow for sign pole heights to exceed 35 feet in height and limits the allowable area of signs. The requested Commercial Highway Sign District allows for increased sign pole height and sign area. She explained that parcels that are annexed to the City are assigned a sign district which sets specific regulations and that any amendments to these districts are heard by the planning board or CEDA.

Ms. Agwan stated that reports from City Staff contain no objections and that the reports recommend approval. The City Planning & Zoning Division provided comment that upon preliminary review of the proposed signs that the sign area was non-compliant with current Manufacturing Sign District regulations. If approved, the Commercial Highway Sign District regulations will apply for any future sign permits. Staff recommends approval of the request to amend the sign district from Manufacturing to Commercial Highway

Chairperson Kelly asked if there were any questions from the Board. There were none. Chairperson Kelly asked if the Applicant or Owner would like to address the Board.

Agent, Brian Roberts. Mr. Roberts informed the Board that he was attending on behalf of Gabe's and asked if the Board had any questions about the sign.

Chairperson Kelly asked if the proposed signs ever considered a distraction to anyone or the highway. Mr. Roberts stated that the signs do not pose a distraction because of the City zoning regulations. He explained that signs must remain static for 8 seconds before rotating to a different screen. The signs are not blinking, scrolling or animated. He also explained that these types of signs are becoming more popular along highways. As long as the signs comply with the illumination restrictions and other codes they do not create a distraction.

Mr. Roberts further explained that sign technology has come a long way. The one proposed at the subject location has a light sensor that dims the sign automatically at night and makes it brighter during the day.

Mrs. Tuttle stated that Tech Review asked how far the proposed sign will be from the existing CIC sign and it was determined that the proposed sign will be approximately 875 feet from the CIC sign.

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

Action on Case #2023-Z-05 ~Owner: Springfield Industrial Owner LLC ~ Applicant: Brian Roberts; The MacRay Company LLC ~ Location: 1801 Prime Parkway; City of Springfield ~ Request: To amend the sign district from M-1 to Commercial Highway Sign District.

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

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

No: None.

Motion carried.

Chairperson Kelly asked Staff to present the case.

Case #2023-ZA-01 ~ City of Springfield Zoning Text Amendment ~ Chapter 1155 ~ Amend the Commercial Highway Sign District, sign areas, 200 sq. ft. per side or 400 sq. ft. total

Mrs. Tuttle introduced the case explaining that it was the text amendment for the sign code before again turning the presentation over City of Springfield Staff.

Ms. Agwan stated that City of Springfield staff is proposing a text amendment to the Commercial Highway Sign District table as stated in Chapter 1155 of the City of Springfield codified ordinances. She explained that currently the Commercial Highway Sign District permits multicolored digital display signs with a permitted sign area of 125 square feet per side or 250 square feet in total. Per City of Springfield codified ordinances Chapter 1172 property owners are not permitted to apply for sign area variances but are permitted to rezone or amend the assigned sign district to another district that will suit the needs of the project. Any amendments to the districts and regulations established per code are recommended by the City planning board or CEDA prior to final approval from the City Commission.

She explained Staff is proposing the amendment to allow larger sign areas within the Commercial Highway Sign District will accommodate and market to large scale development along I-70. The

amendment would allow for larger sign areas. The proposed sign area is 200 square feet per side or 400 square feet total. The proposed amendment, if it receives approval and is adopted by the City Commission, will be applicable to all parcels located within the Commercial Highway Sign District. Ms. Agwan then gestured to the Commercial Highway Sign District parcels on the projected map and indicated that the proposed amended map and text had been distributed for review.

Chairperson Kelly asked if there is a particular distance from a highway where signs are permitted to be installed. He the stated that this is stipulated within the code.

Chairperson Kelly asked if there were any questions from the Board.

Ms. Hartley asked for confirmation that the amendment was dealing with the sign size and not the height. Ms. Agwan offered this confirmation. Ms. Hartley asked if they would have to get CEDA approval if they wanted to increase the height. Ms. Agwan stated that the height is not being changed only the allowed sign area.

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

Action on Case #2023-ZA-01 ~ City of Springfield Zoning Text Amendment ~ Chapter 1155 ~ Amend the Commercial Highway Sign District, sign areas, 200 sq. ft. per side or 400 sq. ft. total

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

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

No: None.

Motion carried.

Staff Comments

Mrs. Tuttle informed the Board that a request had been sent to the Prosecutor's office requesting representation for the CEDA Board and that they have declined.

Mr. Davis stated his disappointment in the County's position of not representing the CEDA Board and asked for Mrs. Tuttle to speak to the County Commissioners. She stated she believed the best way to move forward would be for the Board to draft a letter asking for next steps.

Next scheduled meetings are June 8 and July 6, 2023

Adjournment

Motion by Ms. Foreman, seconded by Ms. Hartley to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:12 pm.

Mr. Dan Kelly, Chairperson