

# ***Minutes***

## ***CEDA Regional Planning Commission***

Regular Meeting ~ 3:00 pm.  
Thursday, August 3, 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: Chairperson Dan Kelly, Mr. Charles Morris, Mr. Lorin Wear, Ms. Theresa Hartley, Ms. Susan Foreman

Absent For Roll Call: Mr. Tony Davis, Mr. Chuck Harris

Also in Attendance: Mrs. Stephanie Dunlap, Mrs. Rachel Ricketts, Ms. Gabrielle Thornton, and Mr. Alex Dietz of Clark County Community and Economic Development.

### **Approval of the May 4, 2023 Meeting Minutes**

Motion by Ms. Hartley, seconded by Ms. Foreman to **approve** the minutes as presented.

**VOTE: Yes:** Ms. Hartley, Ms. Foreman, Mr. Morris, Mr. Wear, Chairperson Kelly

**No:** None.

***Motion carried.***

Chairperson Kelly asked Staff to present the case.

### **Case #2023-Z-06 ~Owner/Applicants: Karlene Johnson ~ Location:3901 Laybourne rd.; City of Springfield ~ Request: Rezone from AG to M-1 for future development.**

Ms. Agwan, City Planner of Springfield stated that the subject property is located at 3901 Laybourne rd. and consists of 53.60 acres. The subject parcel was annexed into the city in 2000 and had retained its Springfield Township zoning district, A (agriculture uses). The applicant is requesting to rezone the subject parcel from a township agricultural zoning and use to city manufacturing zoning. The applicant wishes to rezone to make use of the subject parcel for permitted manufacturing use-wholesale trade, warehouse and storage.

Ms. Agwan explains the Clark County Comprehensive Plan shows this future character area as "Employment Center". Employment-oriented uses characterized by light industrial style development and offices, which promote opportunities for larger employers to locate and conduct business, are desirable for the parcel. The proposed manufacturing uses are considered as primary uses of the future character area and will be compatible with surrounding land uses. Laybourne Rd is classified as 80' wide secondary arterial right-of-way by the Clark County Thoroughfare Plan. An 80' right-of-way width can accommodate one through travel lane in each direction, shoulders, a center turn lane or median. The presence of Laybourne Rd will provide the proposed manufacturing district direct thoroughfare access. There is a sanitary sewer line near the east property line. Any structures proposed will have to be reviewed for compliance with setbacks, height and parking requirements as well as building regulations.

Mr. Agwan mentions based on above analysis and staff comments, the staff recommends approval of applicant's request to rezone the subject parcels from Springfield Township, A, Agricultural District to City M-1, General Manufacturing District.

Chairperson Kelly asked if there were any questions from the Board. Chairperson Kelly asked if the audience would like to address the Board.

Mr. Kelly asks if a traffic impact study will be required.

Ms. Agwan answers yes.

Mr. Kelly mentions this area has become more congested and he is curious about the change of traffic this manufacturing will bring.

Ms. Foreman mentions it is a narrow road, also with a concern with traffic flow with no room for error.

Mr. Dietz explains it is a perspective rezoning. Any project will have to go through the same stipulations for any development on this site. If it stipulates that it requires traffic impact analysis it will essentially be enforced by ODOT, the County, and City Engineer's Office.

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

**Action on Case #2023-Z-06 ~ Owner/Applicants: Karlene Johnson ~ Location:3901 Laybourne rd.; City of Springfield ~ Request: Rezone from AG to M-1 for future development.**

Motion by Mr. Morris, seconded by Mr. Wear to **approve** as presented

**VOTE: Yes:** Mr. Morris, Mr. Wear, Ms. Hartley, Ms. Foreman

**No:** None.

***Motion carried.***

Chairperson Kelly asked Staff to present the case.

Ms. Susan Foreman recused herself from deliberating and acting on Case #S-2023-02 and Case #S-2023-03 at 3:06 pm.

**Case #S-2023-02 ~Owner/Applicants: Lindsey and Molly Duncan ~ Location: 5050 S. Charleston Pike; Springfield Twp. ~ Request: Rezone approximately 10 acres from OR-1 to A for single family use.**

Mrs. Stephanie Dunlap states the subject property is located at 5050 S. Charleston Pike and consists of approximately 10 acres. The property is currently split zoned with OR-1 (Office Residential) making up approximately 10 acres and the remainder of the property being zoned A (Agricultural). The applicants are requesting for the whole property to be zoned A (Agricultural) because there is no longer an office within the residence. The OR-1 zoning was obtained by a previous owner and is not applicable for the current owners of the property.

Mrs. Dunlap approaches the screen to further explain.

The proposed rezoning from OR-1 to A will eliminate split zoning on the property at 5050 S. Charleston Pike by identifying the entire property as Agricultural. The current owner of the property does not have an office in their residence, and therefore, the OR-1 zoning is no longer required. If approved, the rezoning will be ensuring a lower intensity use at the property by removing the commercial office use.

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Mr. Dietz explains that there is no longer an office, as there was one in use for a relator's office previously. The Duncans are looking to rezone back to an agricultural zoning.

Mrs. Dunlap mentions the case went through Tech Review and that the Engineer's Office has objection but stated the applicants need to work with ODOT for the proposed driveway location. Mrs. Dunlap continues to read the Engineer's Office comments.

She stated staff recommends that the applicant's request to rezone the highlighted ~10 acres from OR-1 to A be approved.

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.

Mrs. Molly Duncan mentions the Marshalls had an office in the home where they live now, there was a preschool as well as a real-estate agent's office. They do not run business out of their home, so there is no use for that zoning category for their home.

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

**Action on #S-2023-02 ~Owner/Applicants: Lindsey and Molly Duncan ~ Location: 5050 S. Charleston Pike.; Springfield Twp. ~ Request: Rezone approximately 10 acres from OR-1 to A for single family use.**

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

**VOTE: Yes:** Ms. Hartley, Mr. Wear, Mr. Morris, Chairperson Kelly

**No:** None.

***Motion carried.***

Chairperson Kelly asked Staff to present the case.

**Case #S-2023-03 ~Owner/Applicants: All- In Nutritionals, LLC ~ Location: 5060 S. Charleston Pike.; Springfield Twp. ~ Request: Rezone 5.497 acres from A to I-1S for the purpose of processing and packaging food products in the form of natural / nutritional supplements, wholesale houses and storage facilities related to natural / nutritional supplements, warehouse facilities for equipment, materials, and products related to natural / nutritional supplements, and an office building.**

Mrs. Stephanie Dunlap states the subject property is located at 5060 S. Charleston Pike and consists of 5.497 acres. The property is currently zoned A Agricultural. There are three (3) accessory buildings on the property that have been converted for the production, storage, warehousing, etc. of natural/nutritional supplements. The existing residence has been converted to office use.

She stated the subject properties in rezoning cases S-2023-02 and S-2023-03 are neighboring properties. Approval of S-2023-02 would create a lower intensity use and approval of S-2022-03 would create a higher intensity use. The characteristic of the neighborhood would likely remain unchanged.

The proposed rezoning in case S-2023-03 to rezone from A to I-1S will create a higher intensity use than the previous single family residence. The I-1 district allows for light industrial uses. The specific use designation limits the intensity by only permitting four (4) specific uses, protecting neighboring properties from nuisances generated from the light industrial use.

Mrs. Dunlap approaches the screen to highlight the differing parcels.

Mrs. Dunlap mentions there were no objections from Tech Review. Though, the Engineer's Office has no objection, they made a few comments stating a traffic analysis may be required and the change of use for the driveway would need to be reviewed by ODOT. She read the comments from the Engineer's Office.

She stated Staff recommends that the Applicant's request to rezone 5.497 acres from A to I-1S (specific use) for the purpose of processing and packaging food products in the form of natural / nutritional supplements, wholesale houses and storage facilities related to natural / nutritional supplements, warehouse facilities for equipment, materials, and products related to natural / nutritional supplements and an office building be approved subject to approval from the Clark County Engineer's Office and/or ODOT as required.

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.

Mrs. Duncan brought a brief video of the property to show the board and the applicants began to verbally explain their products and operations as the video loaded.

Mr. Duncan mentioned they wanted to communicate what they were doing, how it would impact the neighborhood, and where they are headed. He mentioned they do not want to look like a big industrial building like you see downtown. He showed the staff and the audience their products and explained how they are very clean and use organic products.

Mr. Kelly asked if they had a strong website?

Mr. Duncan answered yes.

Mr. Duncan went into further detail of their products and their ingredients that they use.

Mrs. Dunlap clarified that the applicant's use of "retail" meant their online shop and not a physical retail store at the facility.

Mrs. Duncan mentions they have maybe 2-4 local pickups on average per week. Mr. Duncan explains it is either people that don't want to pay for shipping, or just want to stop by and see them to ask questions.

Mr. Morris confirms that there is no local retail?

Mr. Duncan answers no.

Mr. Morris clarified to ask if anyone in Springfield sold their product

Mr. Duncan agreed and mentions Springfield Health and Fitness sells their products, as do several local medical practitioners. He mentioned they are bringing in people from outside of the community to live her, offering jobs, and have started developing products specifically for local doctors and practitioners.

Mr. Kelly asked how long they have been in business?

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Mrs. Duncan mentioned they started in 2021 and their building was downtown up until a couple of months ago. Their rent was raised and they decided to move to where they are now. Mrs. Duncan explains the backstory of how they got to the location they are at now.

Mr. Wear asked how many employees they have?

Mrs. Duncan mentioned they have 5 full time employees and 2-part time employees. Mrs. Duncan mentions on average there are three cars that park at the office, and two at the manufacturing.

Mr. Kelly mentioned if they get really big, they would have FedEx and UPS trucks going in and out of there?

Mrs. Duncan mentions their plan is to not get big. She explains the rundown of how many delivery and pickup vehicles come in and out of their business per week.

Mr. Kelly asked if they see any conflicts with the neighbors?

Mr. Duncan answers no. He mentions there are not many lights on, there is no loud music on the property, and no loud noises from their operations.

Mr. Dietz tried to play the applicant's video but there were technical difficulties and it was not able to shown.

Mr. Duncan explains how far away their neighbors are from their business.

Mr. Hartley mentions there is plenty of room for trucks to go in and out.

Mr. Duncan mentions their driveway is a quarter of a mile long

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

**Action on #S-2023-03 ~Owner/Applicants: All- In Nutritionals, LLC (Lindsey and Molly Duncan) ~ Location: 5060 S. Charleston Pike.; Springfield Twp. ~ Request: Rezone approximately 5.497 acres from A to I-1S for the purpose of processing and packaging food products in the form of natural / nutritional supplements, wholesale houses and storage facilities related to natural / nutritional supplements, warehouse facilities for equipment, materials, and products related to natural / nutritional supplements, and an office building.**

Motion by Ms. Hartley, seconded by Mr. Morris to **approve** as presented

**VOTE: Yes:** Ms. Hartley, Mr. Morris, Mr. Wear, Chairperson Kelly

**No:** None.

***Motion carried.***

### **Staff Comments**

Next scheduled meetings are September 7 and October 5, 2023

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## **Adjournment**

Motion by Ms. Hartley seconded by Mr. Morris to **adjourn**.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 3:30 pm.

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Mr. Dan Kelly, Chairperson