

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, August 5, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Chairperson Hanlon 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: Mr. Mike Hanlon, Mr. Dan Kelly, Ms. Theresa Hartley, Mr. Chuck Harris, Mr. Charles Morris and Ms. Susan Foreman.

Absent For Roll Call: Mrs. Kathryn Lewis-Campbell.

Also in Attendance: Mr. Allan Neimayer and Ms. Rachel Clime of Community and Economic Development.

Approval of the April 8, 2021 Minutes.

Chairperson Hanlon stated approved of these minutes will be deferred to the next scheduled meeting due to lack of eligible voting members.

Approval of the July 8, 2021 Minutes

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

VOTE: Yes: Mr. Morris, Ms. Foreman, Mr. Hanlon and Ms. Hartley.

No: None.

Abstain: Mr. Kelly and Mr. Harris.

Motion carried.

Chairperson Hanlon asked Staff to present the case.

Case #S-2021-07 ~ Property Owner/Applicant: Jerry Dooley ~ Agent: K & A Architecture Inc. ~ Location: 3667 South Charleston Pike; Springfield Twp. ~ Request: Rezone 1.78 acres from B-3 to B-4 to construct a new gas station with a convenience store

Mr. Allan Neimayer, Senior Planner, stated the subject property is located at 3667 South Charleston Pike and consist of 1.78 acres. The property is currently zoned B-3 (General Business District). The Applicant would like to rezone the property to B-4 (Expressway Service District) to allow for construction of a new gas station with a convenience store. Mr. Neimayer reviewed slides of zoning and land use of the subject area. He added Doug Clark at ODOT was notified of the proposed rezoning and development.

Staff recommends the Applicant's request to rezone the subject property from B-3 to B-4 be approved as presented with the following conditions:

1. Approval by the combined health district for on-site wastewater treatment.
2. Site plan.
3. Site plan to be revised to eliminate off-street parking in the public right-of-way.
4. ODOT review for access off of SR 41 (South Charleston Pike).

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Mr. Kelly stated his main concern is traffic. Heading north you will have traffic from Shawnee High School. The intersection could be very dangerous with a gas station there. You will have traffic coming from 41. Living on Bird Rd. I see a lot of traffic. The Bridgewater Subdivision population is continuing to grow. I am just worried about the dangers of that intersection. You are going to have a traffic jam there often in all directions.

Mr. Morris stated he lives on N. Bird Rd. and we have the same situation with the marathon gas station at US 40. Mr. Morris asked is it going to be a convenient store and will it have the same liquor license? Alexander Ruiz, Agent for the developer, stated they have not yet pursued a liquor license.

Mr. Morris asked about underground fuel tanks and have they already made arrangements with a fuel supplier? Ms. Ruiz responded that they did have someone but is not sure who that is.

Mr. Kelly stated there are four existing gas stations within a 2 mile radius. He is also concerned that if this development moves forward this will be the new dangerous intersection.

Ms. Foreman states that her daughter lives by Luvs Truck Stop and it is congested right there. It is a concern. And the fairgrounds are expanding. Mr. Kelly added coming from the Reid Golf Course over the hill could be dangerous.

Mr. Morris stated turning in and out at the Marathon Station onto Bird Rd. is dangerous.

Mr. Neimayer stated ODOT will review this. A traffic analysis, and possible a traffic study, will be required. Access approval from ODOT will be required.

Mr. Hanlon asked are we premature in discussing this rezoning request if ODOT has yet to review it. Mr. Neimayer responded the Board does not have the option to Table the case. He explained the Board has to make a recommendation to the Springfield Township Zoning Commission.

Mr. Morris asked if ODOT will be done before the Township Zoning Commission meeting. Mr. Neimayer responded no. The Applicant has not made contact with ODOT yet.

Mr. Tim Foley, Springfield Township Trustee, stated this corner has historically has been a wet flooded area. Several years ago the township had an easement and we put a sewer line through the parking lot to alleviate the flooding issue. But with heavy rain there is still some water that comes up from the farm field and over the road. I do not think I am in favor of having the fuel tanks in the area of a storm sewer line that the township put in a couple of years ago.

Chairperson Hanlon asked if the Board had any more questions. Hearing none Chairperson Hanlon asked for a motion.

Action on Case #S-2021-07 ~ Property Owner/Applicant: Jerry Dooley ~ Location: 3667 South Charleston Pike; Springfield Twp. ~ Request: Rezone 1.78 acres from B-3 to B-4 to construct a new gas station with a convenience store

Motion by Mr. Morris, seconded by Mr. Kelly, to recommend ***Approval*** as presented.

VOTE: Yes: None.

No: Mr. Morris, Mr. Kelly, Ms. Hartley, Ms. Foreman and Mr. Harris.

Motion defeated. Therefore, a recommendation to deny the rezoning request will be forwarded to the Township Zoning Commission.

Staff Comments

Next Scheduled Meetings: September 2 and October 7, 2021.

Mr. Neimayer invited Board members to attend the September 1, 2021 County Planning Commission meeting for a presentation by Horton Hobbs, Vice-President, Economic Development, Greater Springfield Partnership.

Adjournment

Motion by Ms. Hartley, seconded by Mr. Kelly, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:29 pm.

Mr. Michael Hanlon, Chairperson