

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, September 6, 2023

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

Ms. Louise Maurer, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m. and asked for the Roll Call.

Present For Roll Call: Mr. Schelle, Mr. Scholl, Ms. Anderson, Mr. Stickney, Ms. Maurer, Commissioner Rittenhouse, Commissioner McGlothlin,

Absent For Roll Call: Ms. Brammer, Mr. Kitchen, Mr. Wallace, Commissioner Wilt

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

Approval of Excused Members

Motion by Commissioner Rittenhouse, seconded by Ms. Anderson to **approve** absent Board Members

VOTE: Yes: Commissioner Rittenhouse, Ms. Anderson Mr. Schelle, Mr. Scholl, Mr. Stickney, Ms. Maurer, Commissioner McGlothlin

No: None

Motion carried.

Approval of the June 7, 2023 Minutes

Motion by Ms. Anderson, seconded by Mr. Stickney to **approve** the minutes with corrections.

VOTE: Yes: Ms. Anderson, Mr. Stickney, Ms. Maurer, Mr. Schelle, Mr. Scholl
Commissioner McGlothlin

No: None.

Motion carried.

Chairperson Maurer asked Staff to present the case.

Case #Z-2023-04~ Property Owner/Applicant: Ryan Harris ~ Agent: Harral & Stevenson; Jason Harral ~ Location: 0 Moorefield Rd., PID #220-03-00022-300-047.; Moorefield Twp.; ~ To amend 8.84 acres of an existing PD-M (Planned District-Mixed Use) to allow for Single Family Residence (R-2B) instead of Condominiums and to allow access onto Moorefield Rd.

Mrs. Ricketts introduced case #Z-2023-04. She explained that the property owner/applicant is Ryan Harris and the agent is Harral & Stevenson, Jason Harral, and that the property is located at 0 Moorefield Rd. in Moorefield Twp. The applicant is requesting to rezone 8.84 acres from PD-M to R-2B to allow for single-family residences (R-2B) instead of condominiums and to allow access onto Moorefield Rd.

Mrs. Ricketts states that if they wanted to rezone, they would have to go through the rezoning process.

Commissioner McGlothlin asked if there were letters from the engineer's office.

Mrs. Ricketts answers yes.

There was a brief pause for technical difficulties.

Commissioner McGlothlin asked if the additional properties that the applicant has would remain for commercial use.

Mrs. Ricketts answered yes.

Mrs. Ricketts mentioned the engineer's office had comments about storm water, drainage, and access and would require a traffic impact study from Moorefield Rd. The subject area is located within a suburban, low-intensity area in the CONNECT Land Use Plan, with multifamily residential and two-family residential as permitted uses. Moorefield Rd. is identified as a secondary arterial road in the Thoroughfare Plan and has a right of way of 80 feet.

Mrs. Ricketts stated that staff recommends the applicants request to amend the existing PD-M Plan from R-4 Condominiums to R-2B Single Family Residential and allow access onto Moorefield Road be approved with the conditions made by the Clark County Engineers office.

Chairperson Maurer asked if the Dollar General takes up all of the commercial area and if there is room for more commercial development.

Mrs. Ricketts answered no; the Dollar General is not included in the 8.84 acres. Yes, there is room for additional development.

Commissioner McGlothlin asked to hear from the applicant.

Jason Harral explains that he is the civil engineer working with Mr. Harris on this project. He approached the screen and further explained. Nothing has been identified in front of the lot for commercial development. They have been working with the county engineer.

Commissioner McGlothlin asked if he was aware of the engineer's concerns and was willing to work with them.

Mr. Harral answered yes.

Mr. Harral mentions they will be single-family homes and will match the other areas in the neighborhood. Mr. Harral mentioned it would be a subdivision. They would be for sale, not rental units.

Commissioner McGlothlin asked if they had a builder that was involved with this project.

Mr. Harral answered that he does not believe a builder has been identified yet. They could bring in a developer to build them all; there has been discussion, but nothing has been decided.

Mr. Schelle mentioned Arbor Homes just finished a lot in a surrounding area.

Mr. Harral replied that they make a very nice product. He explained the traffic circulation.

Hearing no further discussion Chairperson Maurer asked for a motion.

Action on Case #Z-2023-04~ Property Owner/Applicant: Ryan Harris ~ Agent: Harral & Stevenson; Jason Harral ~ Location: 0 Moorefield Rd., PID #220-03-00022-300-047.; Moorefield Twp.; ~ To amend 8.84 acres of an existing PD-M (Planned District-Mixed Use) to allow for Single Family Residence (R-2B) instead of Condominiums and to allow access onto Moorefield Rd.

Motion by Ms. Anderson, seconded by Commissioner McGlothlin to **approve** as presented.

VOTE: Yes: Ms. Anderson, Mr. Stickney, Mr. Schelle, Mr. Scholl, Commissioner McGlothlin, Commissioner Rittenhouse

No: None.

Motion carried.

Chairperson Maurer makes mention of this being a public meeting and not a public hearing. They are an advisory board that makes recommendations based on the information that is presented. There will be another meeting on September 14 where they are allowed to express their opinions and concerns, and if they cannot attend, they can submit their thoughts in writing.

Chairperson Maurer asked Staff to present the next case.

Case #Z-2023-05 ~ Property Owner: Denna L. Johnson ~ Applicant: New Housing Ohio Inc. ~ Agent: Dale White ~ Location: 8518 E National Rd., PID# 130-08-00017-100-002.; Harmony Twp.; ~ Request: To rezone 3.13 acres from PD-M to R-4 for a future group home.

Mrs. Ricketts introduced case #Z-2023-05. She explained that the property owner is Denna Johnson, the applicant is New Housing Ohio Inc., and the location is 8518 and 8542 E National Rd. in Harmony Township. The applicant is requesting to rezone 3.13 acres from PD-M to R-4 for a future group home.

Mrs. Ricketts explained the applicants plan to use the existing building. It was originally constructed in 1836 and became the Buena Vista Tavern. In 1963, it became a motel and then eventually Johnson's Lamp Shop. In March 2022, the County Planning Commission voted to recommend approval of the rezoning of 8518 and 8572 for the planned development district. The idea was to have a residential building with a small retail shop in the back. In March 2022, the Rural Zoning Commission voted to approve the zoning request from a B-3 to the PD-M.

Mrs. Ricketts explained that the subject property is located in an area that is identified as suburban living with low intensity in the connected land use plan, with a single family as the primary use. E National Rd. is identified as a state road and Buena Vista as a collector road in the Thoroughfare Plan and has 60 feet of right of way.

Mrs. Ricketts mentioned the engineer's office's concerns with access and drainage, as well as that a traffic impact study needs to be done. Clark County Combined Health District mentions that with a group home, there are more stipulations with the water and you need to get an annual water test done. There is an existing septic system on the property that would be able to be used until it goes out. When it goes out, the CCCHD mentions that when it does go out, it will be kicked back to the Ohio EPA. Typically, in a multi-family home, it required it to have a public sewer and water, but since this is already there, that was their reasoning.

Commissioner McGlothlin confirmed if this was grandfathered in.

Mrs. Ricketts confirmed.

She explained staff recommends the Applicants request to rezone 3.13 acres from PD-M to R-4 be approved with a Specific use designation to only allow the specific uses stated in the applicants revised narrative; and with the following conditions:

- Contingent upon BZA approval for a Conditional Use and Variance request
- Meeting Chapter 5, Section 501 Specific off Street parking requirements.
- Subject to review and approval from the Clark County Engineer and ODOT for access
- Subject to review and approval from the Clark County Combined Health District regarding well and septic

Jim Lagos mentioned the applicant is New Housing Ohio; Dale White is the person who filed it. He asked Scott Boone, the president and CEO, to be here so people could hear directly from him. They

have been in business for 28 years. They are happy to wait out in the parking lot for the people who have questions and tell them what exactly is going to happen.

Scott Boone with New Housing Ohio explains they have been developing housing for people with disabilities for 28 years, and they are hoping to repurpose a beautiful property into a setting that will allow for a place for people with disabilities to live with 24/7 on-site staff and have a fulfilling life. This project is for families. There is a second building for families to come visit and spend time with their loved ones. There will be 24-hour staffing to help people who may not be able to live independently.

Commissioner McGlothlin asked where his clients were coming from.

Mr. Boone explained that every county in Ohio has boards that operate for this kind of service. Clark County is a three-county board that consists of Clark, Greene, and Madison counties. Which they have jurisdiction over a project like this.

Commissioner McGlothlin asked if it was handicapped people.

Mr. Boone confirmed.

Chairperson Maurer asked what kind of disability

Mr. Boone answered autism, brain injury, mental health, and developmental disability. He mentioned concerns about the group home being for people addicted to drugs and homeless people and confirmed it was not for that.

Chairperson Maurer asked if they were permanent residents.

Mr. Boone answered that it is not temporary; it is not a shelter; it is more for permanent residents.

Commissioner McGlothlin asked how many units

Mr. Boone answered that the license is for 6 to 16 beds. They have not done a full evaluation, but they are looking at about 15 beds, but it cannot be more than 16.

Chairperson Maurer asked if they had their own team or employed people within the county.

Mr. Boone said they expect to invest around \$2 million in the property and would hire local contractors. They will create around 5-7 full-time jobs and hire local folks for that as well. Their central office is about 45 minutes from here, and they always hire locals.

Commissioner McGlothlin asked if they could work around not having central water and a well.

Mr. Boone answered that they can. It may be a struggle, but they will invest the money necessary to bring it up to standard.

Ms. Anderson asked if there was an idea about the amount of ground for a new future septic.

Dale White answered that they would replace it in the same area, and there are 3 acres of plain space to replace it, and it all depends on the city.

Mrs. Anderson mentions that she understands there are no plans to put public sewers out there, but she is wondering how they have made sure everything will fit.

Dale White answers that the current septic system was inspected and that it was in working condition. A new tank system would take the old one and replace it with a new one.

Mr. Scholl mentions that there have not been too many people living at this residence in the last ten years. He asked what they are going to do when there are 16 residents plus a working staff. The system that is currently there is not going to be adequate to handle the number of people they are going to have using it. He asked what other facilities they have that are working, where they are located, and if they are on public sewer and water.

Mr. White explains that their other locations are on public sewers. The building footprint is not changing; they are not adding anything to the building.

Denna Johnson explains that she has lived in the Buena Vista Tavern since 1963. There are two septic systems; one was built for the house; there is another one on the other parcel; and there is plenty of leech bed to handle it. She also explains that they had a very active business that used the septic tank that is on the second parcel. There was never a time since 1963 that there were not other people living there besides their family. They always had people taking refuge there. They operated as a motel until 1968 and rented the outbuildings. There have been many more people besides their family. There is plenty of room with big leech beds done by professionals.

Mr. Schelle asked when the leech beds were done.

Ms. Johnson answered that they were done in two different stages. One was done in the 1970s, and the other was in the 1970s, when they turned the motel units into apartments.

Mr. Schelle asked if she could pinpoint the septic on the screen.

Ms. Johnson approaches the screen and explains where the septic systems are and where the leech beds are.

Mr. Schelle asked to see the engineer's office comments.

Ms. Johnson explains that there was a lot of traffic at the lamp shop when it was open, and many people used the facilities.

Commissioner Rittenhouse asked New Housing Ohio what the services would look like. Whether the services will be held onsite or if they will be transferring people offsite.

Mr. Boone answered that there will be 24-hour onsite staffing. They would take people to the store, appointments, and community events. Present and awake staff will be there 24/7, 365 days a year.

Commissioner Rittenhouse mentions that she appreciates what they do for the community, but something like this would be better suited closer to public transportation and facilities. The closest bus is an 8-minute drive from that location. She also mentions her concerns about the septic system. She reiterates that mental health is one of her top priorities, and she welcomes what they want to do in the community, but they would be better suited where those resources are.

Ms. Anderson asked if their companies seek sites outside of cities for any particular benefit.

Mr. Boone answered that, as an organization, they are not in any cities. The biggest cities they are in have 20,000 people, and more are in rural communities. There are plenty of people in the city who do similar work, but he believes they do it differently than they do. They are more about people having the opportunity to be out in nature and to experience life outside of the city. He mentions that 98% of their people come from rural communities. They purposely avoid the larger cities.

Commissioner McGlothlin asked to hear from Dr. Greta.

Dr. Greta Mayer is the CEO of the Mental Health Recovery Board of Clark, Greene, and Madison Counties, and she explains that they support housing projects and funding for clinical services for individuals with mental illness and addiction. There is a need in Clark County for families that live here who would like additional services available for their loved ones. These are individuals whose families are not able to provide the care that could be provided in this type of environment. They know what the community asks from us; they want people close to home, where they live, and where their families can visit. They were very interested when Scott proposed this project and looked to him as a stable partner. They are looking forward to what could be developed here. She mentions that it is a wonderful opportunity for people that live here—not people across the state, but people that live here who need that level of support.

Mr. Schelle asked why it would require a conditional use.

Mrs. Ricketts brought the group home. Under the R-4 zoning, there is a conditional use requirement. They would then have to go through the BZA. The variance is preliminary, that is, if they do not meet parking lots, setbacks, and things like that. This is the first stage to get their rezoning, and it is all contingent upon BZA approval. She recommended that approval be based on the combining of lots. Chairperson Maurer mentioned their other group homes are in rural areas in the three counties that were previously mentioned but not in Clark County.

Mr. Boone answered correct; they do not have any in Clark County.

Mr. Schelle asked if the health department has any policy that dictates that at some point they are pumping enough money into a site that has a septic or well that they are no longer grandfathered in.

Mrs. Ricketts mentions she cannot speak for the health department, and they submitted their comments about not if the septic is going to fail but when and then the steps that have to be taken after that.

Mr. Boone mentions that as part of their evaluation process. They look at this as a first step and hope this project happens. There are things that will have to be addressed, and make sure they are

addressed appropriately. They will do their due diligence to make sure the system that is put in place is the right system that is needed; they are just not at his point.

Commissioner McGlothlin asked Mrs. Ricketts to explain, if the board were to vote on this, what would happen after.

Mrs. Ricketts explains that this is the County Planning Commission; they are an advisory board. They make their recommendations, which they cannot table, to the Rural Zoning Commission. That is a public hearing, and that is what neighbors got a letter about. If people cannot attend, please submit to staff a letter stating where people are going to get their voice heard if they cannot make it. The Rural Zoning meeting is on September 14th at 9:00 a.m. From there, it goes to the Board of Commissioners. They sent out new notices in which people will get a letter from their office when their public hearing is, and the public may attend that meeting as well. That meeting will be the final decision, but the meeting date has not yet been set. From the Ohio Revised Code, neighbors within 200 feet of the subject property will get a notice letter. If people would like to be notified for the commissioners meeting, they can give staff a call with their name and address so they are notified and added to the list. ORC states 200 feet, and they cannot make exceptions case by case.

An audience member asked if the next meeting would be in a larger facility where everyone would sit down and everyone would hear everybody.

Another audience member mentions that no one would get a notification letter because the property is so large.

Mr. Dietz explains that it is 200 feet from the property line.

Ms. Anderson asked how they knew about this meeting.

The audience members replied that they knew about Facebook.

Mrs. Ricketts apologizes and knows people are upset and passionate about this. 200 ft. is what the Ohio Revised Code says. They have to go by that, and they cannot make exceptions case by case. As a government, people would not want staff to do that because it is not fair to everybody. She explains again how to be added to the list to be notified.

Chairperson Maurer asked if any board members had additional questions.

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

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Motion by Ms. Anderson, seconded by Mr. Schelle to **approve** as presented.

VOTE: Yes: Ms. Anderson, Ms. Maurer, Commissioner McGlothlin, Mr. Scholl

No: Mr. Schelle, Mr. Stickney, Commissioner Rittenhouse

Motion carried.

Mr. Dietz mentions they will try to make accommodations for the next meeting as best as they can. Staff was not aware of how big this meeting would be.

An audience member asked if they were only paying attention to public comments from people who were 200 feet from the property line.

Mr. Dietz answered no; anyone can make comments and can attend. If anyone has any additional questions, he will leave his business cards to send emails or give him a call. Please be respectful of the staff; they are the messengers of the case and are there to provide information to the board.

Chairperson Maurer restates that this is not a public hearing, and people will be available after the meeting.

Staff Comments

Mrs. Ricketts announced that the next meeting is scheduled is October 4, 2023.

Adjournment

Motion by Ms. Anderson, seconded by Mr. Scholl to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:49 p.m.

Ms. Louise Maurer, Chairperson