

# **Minutes**

## **CEDA Regional Planning Commission**

Regular Meeting ~ 3:00 pm.  
Thursday, September 7, 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: Mr. Dan Kelly, Mr. Charles Morris, Mr. Lorin Wear, Ms. Theresa Hartley

Absent For Roll Call: Ms. Susan Foreman, Mr. Chuck Harris, and Mr. Tony Davis

Also in Attendance: Mrs. Stephanie Dunlap, Ms. Anette Pequignot, and Ms. Gabrielle Thornton of Clark County Community and Economic Development.

### **Approval of the August 3, 2023 Meeting Minutes**

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

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

**No:** None.

***Motion carried.***

Chairperson Kelly asked Staff to present the case.

### **Case #S-2023-04 ~Owner/Applicants: Ameripave Blacktopping, LLC~ Location: 3667 S. Charleston Pike; Springfield Twp. ~ Request: Rezone 1.79 acres from B-3 (General Business) To I-2 S (General Industrial Specific Use) for contractor sales, storage and equipment yards.**

Mrs. Stephanie Dunlap states the subject property is located at 3667 S. Charleston Pike and consists of 1.79 acres. The property is currently zoned B-3 General Business. The property has formerly been used as a root beer stand, drive-through, and for other uses. It has been several years since a commercial or business use has operated on the subject property. The applicant is looking to rezone 1.79 acres from B-3 (general business) to I-2 S (general industrial specific use) for contractor sales, storage, and equipment yards. Mrs. Dunlap explains they are a blacktopping company and will be using this property as equipment and vehicle storage. She also explains that the property has been used for different things throughout the years, but it has been several years since a commercial use or business has been operated out of this property.

Mrs. Dunlap explains that this property is zoned B-3 with surrounding districts A, R-1, and B-2. She states that according to the CONNECT Land Use Plan, this property is identified as mixed use (low intensity).

Mrs. Dunlap explains that the health district does not currently have any documentation about the location, so if they were to do any site modifications in addition to the building and areas that are currently paved, they would have to go through site approval through the health district. The engineer's office commented that there is a storm water easement at this property with Springfield Township, and any kind of modification to that easement will have to be worked out with the township trustees. In addition, the engineers office commented that if any building or pavement modifications are done, they would have to meet storm water regulations through the engineer's office.

Mrs. Dunlap explains that as far as access, there is access off Bird Rd. and St. Route 41, but access from Bird Rd. needs to be shortened. ODOT will need to be consulted with the change of use, and the applicant has been in touch with them.

Mrs. Dunlap explains the staff recommendations. The existing building location does not meet the required front setback in an I-2 zoning district, so variance approval is needed from the Springfield Twp. Board of Zoning Appeals. The applicant is proposing to use the site for storage. The use is not anticipated to have a negative impact on the surrounding neighborhood. Staff recommends that the applicant's request to rezone 1.79 acres from B-3 (general business) to I-2 S (general industrial specific use) for contractor sales, storage, and equipment yards be approved, subject to:

Applicant receiving approval from the Board of Zoning Appeals for a variance for a reduced front setback and any additional variance requests;

Approval from the Township Trustees for any modifications related to the storm water easement on site;

Obtaining site approval from the Clark County Combined Health District for any additional building area or increased area of paved parking or driveway; and

Fulfilling the requirements stated in the Engineer's Office letter.

Mr. Morris asked what would be going on in what used to be Reid School.

Mrs. Dunlap answers that she has not been contacted by anyone about that property.

Mr. Cooper explains that all of their stuff is in S. Vienna, and they are looking to store their dump trucks and any other smaller equipment that will be kept in the building out of site. All of their equipment is up-to-date and clean. Next year, they plan to repave the parking lot and repaint the building.

Chairperson Kelly mentions that there is not much around that area.

Mrs. Harris mentioned the building to the northeast is empty or abandoned.

Mr. Harris asked if there would be much going on in and out.

The board and applicant had a discussion on the property to the northwest of the subject property, which was previously Reid Elementary School.

Mrs. Hartley asked about the vehicles coming in and out of the property.

Mr. Cooper answered that they would be going out four times a week, once in the morning and once in the evening. Their dump trucks will be parked parallel to the building in their own designated spot that is out of the way. In the future, they may put a metal shed on top of the equipment to protect it.

Ms. Hartley asked if Mr. Cooper saw any potential issues with ODOTS requirements.

Mr. Cooper answered that he has plenty of room to stay off the easement and away from the right-of-way.

Mrs. Dunlap corrected and added that the property could not be used for residential purposes. She requested that any motion by the Board to approve the request as presented would also include the stipulation that no residential use be permitted at the property.

Mr. Cooper mentions that after the previous owner moves out, he would like to have a night shift to have someone watch all of his equipment.

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

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## **CEDA Regional Planning Commission**

**Action on Case #S-2023-04 ~Owner/Applicants: Ameripave Blacktopping, LLC~ Location: 3667 S. Charleston Pike; Springfield Twp. ~ Request: Rezone 1.79 acres from B-3 (General Business) To I-2 S (General Industrial Specific Use) for contractor sales, storage and equipment yards.**

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.***

### **Staff Comments**

Next scheduled meeting is October 5, 2023.

### **Adjournment**

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

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 3:12 p.m.

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Mr. Dan Kelly, Chairperson