

Minutes

CEDA Regional Planning Commission

Regular Meeting ~ 3:00 pm.
Thursday, September 8, 2022

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

Mike Hanlon, 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. Susan Foreman, Mr. Mike Hanlon, Mr. Chuck Harris, Mr. Charles Morris and Mrs. Theresa Hartley.

Absent For Roll Call: Mrs. Kathryn Lewis-Campbell and Mr. Dan Kelly.

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

Approval of the February 17, 2022 Special Meeting Minutes

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

VOTE: Yes: Mr. Morris, Mr. Harris, Mrs. Hartley and Mr. Hanlon.

No: None.

Abstain: Mrs. Foreman.

Motion carried.

Approval of the March 3, 2022 Regular Meeting Minutes

Motion by Mrs. Hartley, seconded by Ms. Forman, to **Approve** the minutes as presented.

VOTE: Yes: Mrs. Hartley, Ms. Forman, Mr. Harris and Mr. Morris.

No: None.

Abstain: Mr. Hanlon.

Motion carried.

Approval of the August 4, 2022 Regular Meeting Minutes

Chairperson Hanlon stated approval of these minutes will be deferred to next month's meeting due to the lack of eligible voting members.

Chairperson Hanlon asked Staff to present the first case.

CEDA Rezoning Case #S-2022-07 ~ Owners/Applicants: Jack & Linda Bowshier ~ Agent: James Heath, Attorney ~ Location: 2580 & 2598 Springfield-Xenia Rd., Springfield Twp. ~ Request: Rezone 0.38 acres from B-2 (Community Business District) and 0.23 acres from A (Agricultural District) to R-6 (Multiple Family Residential District) for apartments.

Mrs. Jennifer Tuttle stated that the subject property is located at 2580 and 2598 Springfield-Xenia Rd. and consists of two parcels with a total of 0.61 acres. The property is zoned B-2, Community Business District and A, Agricultural District. The Applicants would like to rezone both parcels to utilize the existing structures as apartments. Mrs. Tuttle reviewed the existing structures on the property. The parking requirement for four or more dwellings units is two spaces for each dwelling.

All open off-street parking shall be graded and provided with a hard surface. Mrs. Tuttle explained that these structures have been vacant for many years. She stated that although the CONNECT Clark County Land Use Plan notes the area as Suburban Living, Low Intensity with the primary use as Single-Family Detached Dwelling, the request for R-6 Multiple Family Residential District is a down zoning, which is a less intensive use of the land than the current B-2 Community Business District. Therefore, Staff recommends the Applicants contact a design professional regarding the use of the existing structures due to repeated calls regarding the vacant structures being unsecure and exposed to the elements. The existing structures are non-conforming and any new structures proposed would be required to meet the current zoning regulations.

Staff recommends the Applicants request to rezone the subject property from B-2 and A to R-6 be approved subject to the following conditions:

1. The Applicants submit a detailed site plan showing all existing and proposed buildings/ structures and parking areas.
2. The Applicants shall provide a copy of approval from the Clark County Combined Health District or Ohio EPA as applicable for the provisions of water and wastewater.
3. Applicant shall receive approval from the County Engineer's Office for access and storm water management.

Ms. Forman asked if all of the structures had been vacant for years. Mrs. Tuttle responded yes. Based on records, it used to be a hotel and then the front home for multifamily with the B-2 zoning.

Hearing no further questions from the Board, Chairperson Hanlon asked if anyone in the audience would like to speak.

Dave Nangle, Fire Chief for Springfield Township, explained our concern is with the units that sit there. Are they planning to use those? Mrs. Tuttle responded based on what they have told us, they would like to use all the structures that are there. Chief Nangle explained none of the units have stoves. We had a fire there many years ago, they used a hot plate. Chief Nangle asked did the property ownership transfer. Does the zoning expire? Chief Nangle stated makeshift appliances can be a fire hazard. Chief Nangle stated the parking lot would need to expand we would not be able to access it. We do not like to stop progress, but we fall under safety. He referenced the old RV where they added a structure around it. I hope they do not try and habitat that. Traffic is a big problem. This is not the best location for an apartment complex.

Mr. Morris asked how wide of an access they need. Chief Nangle responded 20 feet. I do not think they have the space for parking on the property. Mr. Morris then asked if a detailed site plan would include everything were discussing. Ms. Tuttle responded yes.

Mrs. Hartley asked if they would need those existing buildings inspected first. Mrs. Tuttle responded yes. She added they just submitted an application and stated how they want to use existing buildings.

Ms. Forman asked Chief Nangle did you say floors are rotted in that property. Chief Nangle responded yes. They would need to do a lot of structural support.

Chief Nangle asked what the acreage is. Mrs. Tuttle responded a total of 0.61 acres. Chief Nangle added they could only expand the lot to the north.

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Ms. Forman stated I think one condition should be that the RV be removed. Mrs. Tuttle stated you can add it into the motion, but I am not sure if it is still there. It is not listed on the Auditor's website. Mrs. Hartley stated my fear is that they could use it.

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

Action on CEDA Rezoning Case #S-2022-07 ~ Owners/Applicants: Jack & Linda Bowshier ~ Agent: James Heath, Attorney ~ Location: 2580 & 2598 Springfield-Xenia Rd., Springfield Twp. ~ Request: Rezone 0.38 acres from B-2 (Community Business District) and 0.23 acres from A (Agricultural District) to R-6 (Multiple Family Residential District) for apartments.

Motion by Mrs. Hartley, seconded by Mr. Harris, to ***Approve*** the Applicants request to rezone the subject property from B-2 to R-6 as presented with the condition that the RV is to be removed.

VOTE: Yes: Mrs. Hartley, Mr. Harris, Ms. Forman and Mr. Morris.

No: None.

Motion carried.

Chairperson Hanlon asked Staff to present the next case.

Rezoning Case #2022-08 ~ Property Owner: TISA Investments LLC Applicant/Agent: Melva Williams-Argaw, XYZ Professional Services ~ Location: 732 Patrick Rd., Springfield Twp. ~ Request: Rezone 2.06 acres from R-4 (Single Family Residential District) to R-6 (Multiple-Family Residential District) for apartments.

Mrs. Jennifer Tuttle stated that the subject property is located at 732 Patrick Rd and consists of 2.06 acres. The property is zoned R-4 (Single-Family Residential District). The Applicant would like to rezone the property to R-6 (Multiple-Family Residential District) for apartments. Mrs. Tuttle stated that she had a conversation with a neighbor who questioned the 18-foot-wide access point. The "R-6" and "R-7" Multi-family Residential Districts as herein established are intended to provide site for multiple family dwelling structures and related uses which will generally serve as zones of transition between non-residential districts and lower density single or two (2) family districts. Mrs. Tuttle stated the City of Springfield has public water and sanitary sewer lines along Patrick Rd.

Mr. Morris asked how wide the access is. Mrs. Tuttle responded 18½ feet.

Mrs. Hartley asked about the land use of surround properties. Mrs. Tuttle responded single family, a mobile home park and a school.

Chief Nangle stated the access causes the biggest problem for us. Depending where the complex is, an aerial device expands the need for us to have that 20 feet. The 18½ feet would be fine if no one was parked there. And we would need multiple trucks to maintain that complex.

Mrs. Hartley stated there is just not enough room.

Chief Nangle then spoke on another concern. I am sure they intend to place the mailboxes in the front where the school bus pickup will be. With all of that it changes the safety of the complex. I do not know how much land they have for the dumpsters.

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

Action on Rezoning Case #2022-08 ~ Property Owner: TISA Investments LLC Applicant/Agent: Melva Williams-Argaw, XYZ Professional Services ~ Location: 732 Patrick Rd., Springfield Twp. ~ Request: Rezone 2.06 acres from R-4 (Single Family Residential District) to R-6 (Multiple-Family Residential District) for apartments.

Motion by Mr. Morris, seconded by Mrs. Hartley, to recommend **Approval** of the rezoning request as presented.

VOTE: Yes: None.

No: Mr. Morris, Mrs. Hartley, Ms. Forman and Mr. Harris.

Motion carried.

Staff Comments

Mr. Neimayer stated the next scheduled meetings are October 6 and November 3, 2022.

Adjournment

Motion by Mrs. Hartley, seconded by Ms. Forman, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 3:31 pm.

Mr. Michael Hanlon, Chairperson