

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 pm.
Wednesday, October 5, 2022

Springview Government Center
3130 East Main Street
Springfield, Ohio 45503

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

Present For Roll Call: Commissioner Sasha Rittenhouse, Mr. Dave Stickney, Mr. Jay Kitchen, Ms. Kerri Brammer, Mr. Mark Scholl, Mr. Don Wallace, Mr. Sky Schelle, Mrs. Jo Anderson, Ms. Louise Maurer and Commissioner Lowell McGlothlin.

Absent For Roll Call: Commissioner Melanie Wilt.

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

Approval of the September 7, 2022 Minutes

Mr. Scholl noted a typo correction on Page 2 first paragraph line 4: change boars to boats. Motion by Mr. Stickney, seconded by Commissioner Rittenhouse, to **Approve** the minutes with the noted correction.

VOTE: Yes: Mr. Stickney, Commissioner Rittenhouse, Mr. Kitchen, Ms. Brammer, Mr. Scholl, Mr. Wallace, Mr. Schelle, and Commissioner McGlothlin.

No: None.

Abstain: Mrs. Anderson and Ms. Maurer.

Motion carried.

Chairperson Maurer asked Staff to present the first case.

Rezoning Case #Z-2022-11 ~ Property Owner William Magulac; Applicant Luke Magulac ~ Location: behind 11884 Gerlaugh Rd., PIDs #010-05-00031-400-003 & -008, Bethel Twp. ~ Request: rezone from R-2A to B-4 to allow for a self-storage development.

Mr. Allan Neimayer, Senior Planner, stated that the Applicant has requested this case be delayed to November to allow for a revision to the plot plan.

Chairperson Maurer asked Staff to present the next case.

Rezoning Case #Z-2022-12 ~ Property Owner: Edmund Jing Enterprises LLC ~ Applicant: Charles Huff ~ Location: 1215 Old Mill Rd., Mad River Twp. ~ Request: Rezone from B-3S to A-1 for agricultural, farm market, outdoor and indoor farming, and single-family residence.

Mr. Neimayer stated the subject property is located at 1215 Old Mill Rd. and consists of 5.504 acres. The property is currently zoned B-3S. The Applicant would like to rezone the property to A-1 to allow for a single-family residence along with agriculture, farm market, and outdoor and indoor farming. Mr. Neimayer reviewed the rezoning history of the property. This request is actually a down zoning and, if approved, would also correct an error on the zoning map for this property. Staff recommends rezoning the subject property from B-3S to A-1 as presented.

Mr. Wallace asked were there contamination issues at one time? Mr. Neimayer deferred to the Applicant but did state that the Applicant has been working with the Clark County Combined Health District. Mr. Wallace asked if the existing building will be removed. Mr. Neimayer responded no.

Chairperson Maurer asked if the old school building will be used as the residence. Mr. Neimayer explained that is the Applicant's intent along with agricultural uses. Chairperson Maurer asked is the building on well and septic? Mr. Neimayer responded yes. Chairperson Maurer then asked if the outlined red square will become A-1. Mr. Neimayer responded yes.

Mr. Wallace stated he would like to hear from the Applicant about the contamination issues.

Charles Huff, Applicant, explained he bought the property little over a year ago. Regarding the contamination issues, this property has a total of three wells. The first one I do not know where it was located originally. The Enon Historical Society told me that the original structure was built in 1929. What was on record with the Ohio EPA was well number two, which was on the original school parcel. I believe it was contaminated by agricultural runoff but I do not know for sure. It was a periodic thing. The church down the road also had contamination issues. In 2007 the previous owner had a new well number three put in twice as deep. That is the well supplying the building now. I had that well tested and will continue to do so. What I did run into was requirements from Ohio EPA: filtration and things like that need periodic checks of the well water. Most of the area property owners are on the same water source. Mr. Wallace asked are you working with the County Health Department. The Applicant responded yes. The pop out shown on the new property survey includes the new well head.

With no further questions, Chairperson Maurer asked for a motion.

Action on Rezoning Case #Z-2022-12 ~ Property Owner: Edmund Jing Enterprises LLC ~ Applicant: Charles Huff ~ Location: 1215 Old Mill Rd., Mad River Twp. ~ Request: Rezone from B-3S to A-1 for agricultural, farm market, outdoor and indoor farming, and single-family residence.

Motion by Mrs. Anderson, seconded by Mr. Wallace, to **Approve** the rezoning request as presented.

VOTE: Yes: Mrs. Anderson, Mr. Wallace, Mr. Stickney, Mr. Scholl, Commissioner Rittenhouse, Mr. Kitchen, Mrs. Brammer, Mr. Schelle and Commissioner McGlothlin.

No: None.

Motion carried.

Review on Community Solar Development

Mrs. Tuttle gave an update on this topic discussed at the recent Clark County Trustees Association meeting.

Staff Comments

Next scheduled meetings are November 2 and December 7, 2022.

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Adjournment

Motion by Commissioner McGlothin, seconded by Mr. Scholl, to **Adjourn**.

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:18 pm.

Ms. Louise Maurer, Chairperson