

# **Minutes**

## **Clark County Planning Commission**

Regular Meeting ~ 2:00 p.m.  
Wednesday, October 6, 2021

Springview Government Center  
3130 East Main Street  
Springfield, Ohio 45505

Louise Maurer, Vice-Chairperson of the Clark County Planning Commission, called the meeting to order at 2:03 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Rick Lohnes, Commissioner Melanie Wilt, Ms. Louise Maurer, Mrs. Jo Anderson, Mr. Dave Stickney, Mrs. Charlene Roberge, Mr., Ken Knight, Mr. Jay Kitchen, Mr. Don Wallace and Commissioner Lowell McGlothin.

Absent For Roll Call: Mr. Mark Scholl.

Also in Attendance: Mr. Allan Neimayer and Ms. Rachel Clime from Clark County Community and Economic Development.

### **Approval of the July 7, 2021 Minutes**

Motion by Commissioner Wilt, seconded by Commissioner McGlothin, to **Approve** the minutes as presented.

**VOTE: Yes:** Commissioner Wilt, Commissioner McGlothin, Mrs. Anderson Ms. Maurer, Mr. Wallace, Mrs. Roberge, Mr. Kitchen and Mr. Knight.

**No:** None.

**Abstain:** Commissioner Lohnes and Mr. Stickney.

***Motion carried.***

### **Approval of the September 1, 2021 Minutes**

Vice-Chairperson Maurer stated approval of the September 1, 2021 minutes will be deferred to the next scheduled meeting due to lack of eligible voting members.

Vice Chairperson Maurer asked Staff to present the first case.

### **Case #TE-2021-02 ~ Cheema-Lagos Subdivision ~ Dayton-Springfield Rd., PID #180-10-00017-000-125, Mad River Township ~ Request: Time Extension #1.**

Mr. Allan Neimayer, Senior Planner, stated the Final Plat of the Cheema-Lagos Subdivision was approved by the County Planning Commission on October 2, 2019 for a 2-lot subdivision. Public water and sanitary sewer services are available to serve this subdivision. The Applicant is requesting a two-year Time Extension to complete the necessary improvements and to record the Final Plat. Mr. Neimayer stated the Applicant has been working with the County Engineer's Office and the County Utilities Department on the provisions of public water, sanitary sewer and also addressing stormwater management. Staff recommends the Applicant's request for Time Extension #1 be approved with an expiration date of October 4, 2023 and subject to the following:

1. Sign-off from the County Utilities Department on the provision of public water, sanitary sewer services.
2. Sign-off from the County Engineer's Office on the street improvement plans and addressing stormwater management.

3. Submit an updated Final Plat in response to revisions resulting from No. 1 & 2 above.
4. Review and sign-off on the updated Final Plat by the Tax Map Office, County Engineer's Office and County Utilities Department.

Hearing no questions for Staff, Vice-Chairperson Maurer asked for a motion.

**Action on Case #TE-2021-02 ~ Cheema-Lagos Subdivision ~ Dayton-Springfield Rd., PID #180-10-00017-000-125, Mad River Township ~ Request: Time Extension #1.**

Motion by Mrs. Roberge, seconded by Mr. Knight, to **Approve** the Time Extension request as presented.

**VOTE: Yes:** Mrs. Roberge, Mr. Knight, Commissioner Lohnes, Mr. Stickney, Mr. Kitchen, Mr. Wallace, Commissioner Wilt, Commissioner McGlothlin and Mrs. Anderson.

**No:** None.

***Motion carried.***

Vice-Chairperson Maurer asked Staff to present the next case.

**Subdivision Case #SB-2021-02 ~ Property Owners/Applicants: Ryan & Brook Harris ~ Surveyor/Engineer: Jason Harral ~ Location: extension of Burton Dr., PID #220-03-0022-300-044, Moorefield Township ~ Request: Combined Preliminary Plan & Final Plat approval for Northridge Subdivision No. 30, Part C, consisting of 13 single-family lots.**

Mr. Neimayer stated the subject property is located at the north end of Burton Dr. in Moorefield Twp. and consists of 3.32 acres. This property was rezoned to PD-M (Planned District-Mixed Use) on November 30, 2004 and recorded on June 21, 2006 as Haerr Rezoning Case #Z-2004-15, aka. Northridge No. 30. The approved concept plan identifies the subject property for single-family residential. The Applicants are seeking Combined Preliminary Plan & Final Plat approval for Northridge Subdivision No. 30, Part C, consisting of 13 single-family lots. All lots will be serviced by public water and sanitary sewer systems. The Final Plat has been submitted to the Tax Map Office for review. A comment letter identifying necessary revisions has been provided to the Applicant's Surveyor/Engineer.

Public improvement plans have been submitted and reviewed by the County Utilities Department and the County Engineer's Office. The County Utilities Department has identified revisions to the water and sanitary sewer improvement plans. Those revisions have been made and signed-off by the Utilities Department on September 14, 2021. The street improvement and storm water management plans have been reviewed by the County Engineer's Office. A comment letter dated September 21, 2021 identifying necessary revisions to those plans has been provided to the Applicants' Surveyor/Engineer.

Staff recommends the Applicants request for Combined Preliminary Plan & Final Plat approval for Northridge Subdivision No. 30, Part C be approved as presented subject to the following:

1. Sign-off from the County Engineer's Office on the street improvement plans including stormwater management.
2. Sign-off from the Tax Map Office on revisions to the Final Plat.

3. Assigned address numbers to be added to the final plat.

Commissioner Wilt asked how far apart the houses are. That seemed important in previous meetings. Mr. Neimayer responded there is a 25 foot building setback from the right-of-way. Commissioner Wilt stated it is in with the CONNECT Clark County Plan. Mr. Neimayer stated this building setback is part of the PD-M zoning from the early 2000s. Mrs. Roberge added these look similar to the Erica Drive houses. New houses are always good.

Vice Chairperson Maurer opened the public portion of the hearing at 2:13 pm. and asked if anyone would like to speak in favor of the case.

Jason Harral of Harral & Stevenson Civil Engineering & Surveying: Mr. Harral explained it is a good development and it fits well with the adjacent housing.

Mr. Knight asked when do you plan on construction. Mr. Harral responded that is dependent on finding a contractor with available time. We are looking at next year, maybe spring or summer.

Mr. Knight then asked about the retention pond for this area, is that for Moorefield Road. Mr. Harral responded it is a dry basin further south (pointed to the map). The adjacent existing pond is a private pond.

Tom Bender with the Clark County Engineer's Office: Mr. Bender stated we have completed our review and of the subdivision plans and they comply.

Vice-Chairperson Maurer asked if there was anyone in opposition to the case that would like to speak. Mr. Neimayer stated we did send out notifications of the public hearing.

Hearing no one to speak, Vice Chairperson Maurer closed the public portion of the hearing at 2:18 pm. and asked for Board discussion. Hearing no questions, Vice Chairperson Maurer asked for a motion.

**Action on Subdivision Case #SB-2021-02 ~ Property Owners/Applicants: Ryan & Brook Harris ~ Surveyor/Engineer: Jason Harral ~ Location: extension of Burton Dr., PID #220-03-0022-300-044, Moorefield Township ~ Request: Combined Preliminary Plan & Final Plat approval for Northridge Subdivision No. 30, Part C, consisting of 13 single-family lots.**

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** subdivision case #SB-2021-02 as presented.

**VOTE: Yes:** Mrs. Roberge, Mr. Wallace, Commissioner Wilt, Commissioner Lohnes, Commissioner McGlothlin, Mr. Knight, Mr. Stickney, Mr. Kitchen and Mrs. Anderson.

**No:** None.

***Motion carried.***

Vice-Chairperson Maurer asked Staff to present the last case.

# Minutes

## Clark County Planning Commission

**Subdivision Case #SB-2021-03 ~ Property Owner: Brenda Courlas ~ Applicants: Chad & Cori Foreman, and John & Keli Smith ~ Surveyor: David Reynolds ~ Location: PID #050-02-00022-300-007, Knollwood Rd.; German Township ~ Request: Combined Preliminary Plan & Final Plat approval for Replat of Lots 6, 7 and 8 of Knollwood Acres Subdivision into two lots.**

Mr. Neimayer stated the subject property is located at 5209 Knollwood Rd., PID #050-02-00022-300-007, and consists of 1.002 acres. The property is Lot #7 of the Knollwood Acres Subdivision, which is zoned R-1 (Suburban Residence District). Knollwood Acres, an 8-Lot Subdivision, was recorded on January 2, 2004, and today, four of those lots have been developed as single-family residences. The abutting property owners to Lot #7 would like to split this property in half and add the additional acreage to their respective lots. Staff recommends the Applicants request to Replat Lots 6, 7 & 8 into two lots as presented be approved with the same access restrictions for Lots 6 & 8 as noted, and subject to any corrections identified by the Tax Map Office to be made prior to the Replat signed by the County Planning Commission.

A Board member asked are they requesting this replat for value. Mr. Neimayer responded I assume it is to have additional acreage (side yard area). Mr. Knight asked has the lot (Lot 7) not sold. Mr. Neimayer responded yes.

Hearing no further questions for Staff, Vice-Chairperson Maurer asked for a motion.

**Action on Subdivision Case #SB-2021-03 ~ Property Owner: Brenda Courlas ~ Applicants: Chad & Cori Foreman, and John & Keli Smith ~ Surveyor: David Reynolds ~ Location: PID #050-02-00022-300-007, Knollwood Rd.; German Township ~ Request: Combined Preliminary Plan & Final Plat approval for Replat of Lots 6, 7 and 8 of Knollwood Acres Subdivision into two lots.**

Motion by Mrs. Roberge, seconded by Mr. Kitchen, to **Approve** the Subdivision Case #SB-2021-03 as presented

**VOTE: Yes:** Mrs. Roberge, Mr. Kitchen, Commissioner Lohnes, Mr. Knight, Mr. Stickney, Mr. Wallace, Commissioner Wilt, Commissioner McGlothlin, and Mrs. Anderson.

**No:** None.

***Motion carried.***

### **Staff Comments**

Next scheduled meetings: November 3 and December 1, 2021.

### **Adjournment**

Motion by Mrs. Roberge, seconded by Commissioner McGlothlin, to **Adjourn**.

**VOTE: Motion carried unanimously.**

The meeting was adjourned at 2:24 pm.

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Ms. Louise Maurer, Vice- Chairperson