

Minutes

Clark County Planning Commission

Regular Meeting ~ 2:00 p.m.
Wednesday, November 3, 2021

Springview Government Center
3130 East Main Street
Springfield, Ohio 45505

Mark Scholl, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:02 pm. and asked for the Roll Call.

Present For Roll Call: Commissioner Lohnes, Mr. Dave Stickney, Mr. Jay Kitchen, Mrs. Charlene Roberge, Mr. Mark Scholl, Mr. Don Wallace, Ms. Louise Maurer and Commissioner McGlothlin.

Absent For Roll Call: Mr. Ken Knight, Commissioner Wilt and Mrs. Jo Anderson.

Mrs. Anderson arrived at 2:05 pm.

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

Excuse Absent Board Members

Mr. Neimayer stated Mr. Knight had informed Staff that he would be unable to attend the November CPC meeting due to a doctor's appointment scheduled at the same time.

Motion by Mrs. Roberge, seconded by Mr. Wallace, to excuse Mr. Knight.

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Mrs. Anderson, Mr. Kitchen, Commissioner Lohnes, Mr. Stickney, Commissioner McGlothlin and Ms. Maurer.

No: None.

Motion carried.

Chairperson Scholl noted the approval of the September 1, 2021 minutes will be deferred to the next meeting due to lack of eligible voting members. Chairperson did note a correction on Page 2 where 4320 N. Hampton Rd. to should read 6766 Troy Rd.

Approval of the October 6, 2021 Minutes

Motion by Mrs. Roberge, seconded by Mr. Wallace, to **Approve** the October 6, 2021 minutes as presented.

VOTE: Yes: Mrs. Roberge, Mr. Wallace, Commissioner Lohnes, Mr. Stickney, Mr. Kitchen, Ms. Maurer, Mrs. Anderson and Commissioner McGlothlin.

No: None.

Abstain: Mr. Scholl.

Motion carried.

Chairperson Scholl asked if any Board member needs to recuse themselves. There was none.

Chairperson Scholl asked Staff to present the first case.

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Case #Z-2021-07 ~ Property Owner/Applicant: Marilyn Acton ~ Location: 2301 & 2311 Collier Rd., Green Twp. ~ Request: Rezone these two parcels from I-1 to R-1, proper zoning district for the existing single-family home at 2301 Collier Rd. and future single-family home development at 2311 Collier Rd.

Mr. Allan Neimayer, Senior Planner, stated that the subject property consists of two parcels located at 2301 and 2311 Collier Rd and are 0.95 acres and 1.01 acres respectively. The original zoning map for Green Township, adopted in May 1984, shows both properties zoned I-1 (Industrial District). The Applicant would like to rezone the subject property to R-1 (Rural Residence District), a proper zoning district for the existing single-family home at 2301 Collier Rd. and for future single-family home development at 2311 Collier Rd. Mr. Neimayer reviewed slides of zoning and land use of the subject area.

Mr. Neimayer referenced a letter from Jeremy Best with Clark Soil & Water Conservation District where Mr. Best noted the presence of Kokomo Soil on the 2311 Collier Rd. property and this soil does not drain well. The lot will be get wet and stay wet for an extended period time. A house on this property could be built up, but I am certain the soils will not be good for a septic system. Mr. Neimayer added that he also spoke with Elizabeth Dewitt with the Health District. She indicated that even with Kokomo Soil a leach field may be possible. She emphasized the soils would need to be further evaluated.

Mr. Neimayer stated Staff recommends the Applicant's request to rezone the subject property (both parcels) from I-1 to R-1 be approved.

Mrs. Roberge stated I cannot imagine they want to keep it industrial, so they will just need to work with the Health Department on the location. She asked if there were any complaints. Mr. Neimayer responded I have not received any up to this point.

Mr. Wallace stated construction cannot move ahead until the Health Department approves the septic system.

Mrs. Anderson asked nothing would prevent us from going ahead with a recommendation. Mr. Neimayer responded that is correct.

Hearing no further questions for Staff Chairperson Scholl asked for a motion.

Action on Case #Z-2021-07 ~ Property Owner/Applicant: Marilyn Acton ~ Location: 2301 & 2311 Collier Rd., Green Twp. ~ Request: Rezone these two parcels from I-1 to R-1, a proper zoning district for the existing single-family home at 2301 Collier Rd. and future single-family home development at 2311 Collier Rd.

Motion by Mrs. Roberge, seconded by Mrs. Anderson, to **Approve** the rezoning case as presented.

VOTE: Yes: Mrs. Roberge, Mrs. Anderson, Mr. Stickney, Mr. Kitchen, Mr. Wallace, Ms. Maurer and Commissioner McGlothlin.

No: None.

Abstain: Commissioner Lohnes.

Motion carried.

Dark Skies Committee Presentation

Mr. Neimayer stated Tracy Cardinal, a resident in Moorefield Township, who came to the CPC earlier this year to discuss outdoor lighting and its impact. Mrs. Anderson and Mr. Wallace agreed to work with Mrs. Cardinal along with Mrs. Jennifer Tuttle and myself to further discuss this issue and prepare some recommendations for a possible zoning text amendment that would further address adequate lighting and protection to residential property owners.

Mr. Neimayer explained light pollution and the dangers of different lighting. He stated that a Resident's right to protect their property should include protection from nuisance light trespass that can affect homeowner safety and the health of plants, animals and family members. Mr. Neimayer reviewed the Purpose Statement: Quality outdoor lighting provides for safe way-finding, supports crime prevention, and assists people with visual impairments. It also promotes flexibility in architectural design while minimizing undesirable light trespass onto adjacent properties, streets and into the sky. The following regulations of this sub-section are intended to promote their successful implementation in achieving quality outdoor lighting as described above and thereby reducing light pollution and improving quality of life.

Commissioner McGlothlin asked what is the difference in cost? Mr. Neimayer responded do not have numbers I can answer on that. Commissioner McGlothlin then asked if this would be for new builds. Mr. Neimayer responded yes.

Mr. Neimayer goes over lighting exceptions and definition sections and continues with the proposed requirements and standards. He concluded with examples of Preferred light fixtures that advance the Purpose Statement, and light fixtures that are discouraged.

Mrs. Anderson explained the proposed lighting regulations in itself brings us closer to national standards, as in certain areas we become less rural and more urbanized as we are gradually in Clark County. When you are a fully rural area, any home any business can put in whatever lighting you feel comfortable with as you are not close enough in general to affect your neighbors. As you become urbanized and homeowners and businesses become closer together, the light glare and light spillage affects a lot of people other than those who are actually using the light. It is a concern of mine because there have been some studies where unnatural lighting patterns can cause health problems including cancer.

Mrs. Cardinal expressed her thanks to the Board for taking up her cause. We have a great opportunity to change what could potentially happen here in our community what has already been happening in New York City or Columbus where you lose half of your natural environment when you look up at the sky. We can still use light at night, just use it more efficiently. We can be kind to our neighbors and kind to our drivers at night to not get effected by that glare. I want to preserve that for our future and for our kids.

Mrs. Roberge explains this is a good cause and thank you for putting in the work. I am a small business owner and when we switched to LED lighting we were saving \$300-\$400 a month in electric bills. I do not think your small businesses are going to reject this. Commissioner McGlothlin stated I am concerned of the fixtures price itself. Mr. Neimayer responded the cost of fixtures will not change. Switching to LED is what will change. It is a cost increase but studies show it lasts longer.

Mrs. Roberge asked what we need to do to make this effective. Mr. Neimayer responded we will pass your comments to the Rural Zoning Commission and present the same thing to them. The Rural Zoning Commission will need to make a motion to initiate the zoning text amendment process.

Assuming they do that Staff will schedule the required meeting in December and then forward on to the County Commissioners.

Ms. Maurer asked if this is would apply for single-family residents. Mrs. Roberge stated that type of overhead pole lighting is rare to have on a residential property. Ms. Maurer asked if that would be retroactive. Mr. Neimayer responded no.

Chairperson Scholl asked if the City of Springfield was doing anything for this. Mr. Neimayer responded Staff has not seen anything. The City of Columbus has nothing like this either.

Staff Comments

Next scheduled meetings: December 1, 2021 & January 5, 2022.

Mr. Neimayer explained that Mrs. Tuttle and he are working on board training for the Spring of 2022. He asked if Board members have a particular subject they would like to be included to contact either Mrs. Tuttle or himself.

Ms. Maurer raised the possibility of moving the CPC meeting to 3:00 pm. Chairperson Scholl asked that this be added to the December meeting agenda for discussion.

Adjournment

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

VOTE: Motion carried unanimously.

The meeting was adjourned at 2:49 pm.

Mr. Mark Scholl, Chairperson