

RECORD OF PROCEEDINGS

Held _____

Springfield Township Trustees

October 12, 2021

Rezoning Hearing

Meeting called to order by Jim Scoby, Board President Beginning 5:30 PM

Mr. Scoby Explained the Public Hearing Process, and asked for the Staff Report on the following cases

Board Members Roll Call

Trustee Tim Foley	Present
Trustee Jim Scoby	Present
Trustee John Roeder	Present
Fiscal Officer Mark Smith	Not Present

Employee / Visitors in Attendance

Employees: Jennifer Tuttle, Vicki Gundolf

Visitors: Judy Sheridan, Gary Frederick, Mary Howard, Jim Peifer

Zoning Public Hearing on Case # Z-2021-005

Planning Staff

Jennifer Tuttle This is case S-2021-06 the applicant is Mary Howard, the subject property is 451 Upper Valley Pk. The request is to rezone 3.22 acres from O2 to OR-1, to convert a home to a daycare/childcare center. This property was Doug Geyer's Law firm location. Zoning regulations allows this permitted use. Nursery or Childcare center must supply State Certification License. Parking must be 2 spaces plus 1 space for each staff member. Clark County Land use shows the area as mix use, low intensity, no flood plain on this property. C.E.D.A had questions as to utilities, the applicant had to go for a variance with the Clark County Combined Health District. They granted a variance until December 31, 2024, so they are allowed to maintain the existing sewage on the property until that date, and at that time they will have to connect to the city sewer, and continue with the annexation. Staff recommendation is for approval, with the parking spaces based off zoning. C.E.D.A heard this case on July 8th, and passed the recommendation of using 1 space parking for every staff member, and 1 space for every 10 children. This went to Zoning Commission on September 15th, and they also passed a resolution to approve with the same recommendation. (Exhibit A)

QUESTIONS FROM TRUSTEES

Held ~~Tim Foley Besides a Daycare Center, what else does OR-1 allow?~~

Jennifer Tuttle Any single family residential, Barber Shop or Beauty Shop, Professional services like offices of physicians, surgeons, dentists, law firms, architects, engineers, insurance agencies, real-estate agencies, and rooming houses.

Tim Foley What is the definition of a Rooming House?

Jennifer Tuttle A Rooming House is a dwelling in which two or more rooms for lodging with or without board are provided for compensation.

Close the Public Hearing the time is 5:34 PM

Property Owner

Mary Howard 608 Sherman Ave. Sworn in.

We have worked with everyone to get through zoning. Our parking lot is paved and will have lines. We now have 2 spaces per 10 children. There will be one continuous flow with no backing up.

Tim Foley Will there be any bus traffic?

Mary Howard Springfield City does not allow drop off for daycare. If we would get a bus for the daycare, we would be the ones picking up and dropping off. Right now we do not have that. Maybe in the future.

Tim Foley The one issue that concerns me in the event that we do grant the zoning for OR-1 is potentially having a Rooming House sometime in the future, if I was going to approve this, I would restrict the usage of a Rooming House.

OPEN TO THE PUBLIC

IN FAVOR FOR THE RE ZONING

NONE

AGAINST THE RE ZONING

Public

Rebuttal by Property Owner

Close the Public Hearing the time is 5:38 PM

Deliberation among the Trustees

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Resolution: Z-2021-005
~~BE IT~~ ^{Held} FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Property Owner Nal Vanny & Saolin Lorn and Applicant Mary Howard of 451 Upper Valley Pk., Case #S-2021-06, to rezone 3.22 acres from O-2 to OR-1 to convert a home to a daycare/childcare center; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their July 8, 2021, meeting and has recommended to the Township Zoning Commission that the rezoning request be approved as presented; and

WHEREAS, the Township Zoning Commission held a public hearing on September 15, 2021, and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request be approved as presented; and

WHEREAS, the Township Trustees held their public hearing on October 12, 2021.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2021-06 as presented.

Motion to approve by Tim Foley

Second by John Roeder

Discussion RESTRICT ROOMING HOUSE USAGE

Roll Call

Mr. Scoby Yes Mr. Roeder Yes Mr. Foley Yes

Meeting called to order by Jim Scoby, Board President beginning 5:41 PM

Mr. Scoby Explained the Public Hearing Process, and asked for the Staff Report on the following case:

Zoning Public Hearing on Case # Z-2021-006

Planning Staff

Jennifer Tuttle This is case S-2021-08 the property owner is BCS Real Estate Holdings and Agent Jim Peifer. We are looking at 2 different properties 2118 and 2140 W First St. Approximately .95 acres, from A to I-2 to bring a legal, non-conforming motor vehicle repair business into zoning and compliance and

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Minutes of to allow for expansion of the business. Shaffer's Collision has been in business *Meeting*
BARRETT BROTHERS - DAYTON, OHIO Form 6101

Held

since the 50's, so it pre dates zoning. He wants to expand to the building next door. The I-2 does permit motor vehicle repair and storage facility is a permitted use. Clark County land use shows the area as industrial. All of the W. First area is in the Flood Plain, that doesn't affect anything with this rezoning now but in the future if he chooses to do any type of expansion building then there would be Flood Plain development needed. Staff recommends that this zoning from A to I-2 be approved as presented. C.E.D.A met September 2nd and recommended approval. The Township Zoning Commission met September 15th, and approved as presented.

Close the Public Hearing the time is 5:45 PM

Property Owner

Jim Peifer Sworn in

The owner is in Florida tonight. The reason for the request is when you have a non-conforming use, there are problems if you have a fire or any damages to the buildings. They would like to expand the business and use that same purpose.

OPEN TO THE PUBLIC

IN FAVOR FOR THE RE ZONING

NONE

AGAINST THE RE ZONING

Public

Rebuttal by Property Owner

Close the Public Hearing the time is 5:47 PM

Deliberation among the Trustees

Resolution: Z-2021- 006

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Property Owner BCS Real Estate Holdings and Agent Jim Peifer of 2118 and 2140 W. First St., Case #S-2021-08, to rezone 2118 and 2140 W. First St., approximately 0.95 acres, from A to I-2 to bring a legal, non-conforming motor vehicle repair business into zoning and compliance and to allow for expansion of the business; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their September 2, 2021, meeting and has recommended to the Township Zoning Commission that the rezoning request be approved as presented; and

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~~WHEREAS, the Township Zoning Commission held a public hearing on September 15, 2021, and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request be approved as presented; and~~

Meeting
Form 6101

Held _____

WHEREAS, the Township Trustees held their public hearing on October 12, 2021.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2021-08 as presented.

Motion to approve by Tim Foley

Second by John Roeder

Discussion

Roll Call

Mr. Scoby Yes Mr. Roeder Yes Mr. Foley Yes

Motion to adjourn

Motion to approve by Tim Foley

Second by John Roeder

Discussion

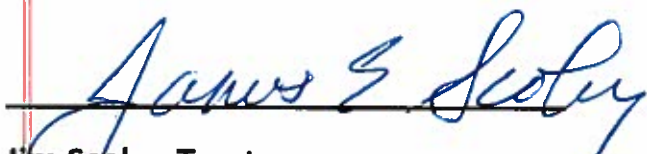
Roll Call

Mr. Scoby Yes Mr. Roeder Yes Mr. Foley Yes

Board Certified



Tim Foley, Trustee



Jim Scoby, Trustee



John Roeder, Trustee



Mark Smith, Fiscal Officer

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Minutes of _____

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____