

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

Springfield Township Trustees

September 28, 2021

Rezoning Hearing

Meeting called to order by Jim Scoby, Board President Beginning 5:45 PM

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

Board Members Roll Call

Trustee Tim Foley	Present
Trustee Jim Scoby	Present
Trustee John Roeder	Present
Fiscal Officer Mark Smith	Present

Employee / Visitors in Attendance

Employees: Jennifer Tuttle,

Visitors: Judy Sheridan

Zoning Public Hearing on Case # Z2021-004

Planning Staff

Jennifer Tuttle This is case S-2021-07 the property owner and applicant is Jerry Dooley, the address for property is 3667 S Charleston Pk. The request is to re-zone 1.78 acres from B3 to B4 to construct a gas station with a convenience store. B-4 allows the uses for B3, B2, and B1, so by allowing B4 all of the uses will apply, unless you restrict usages, also on B4 there are additional requirement that would include physical barriers, and very specific access that need to be in place. There will need to be 6 spaces for parking, along with 1 space for each employee. The land use plan shows this area as a mix use with low intensity. There is no Flood Plain. The property is currently connected to City Water, but there is no public utility sewer line, there is no listing of where the current sewer line is located on this property. Staff recommendation is to go through with some conditions: approval of the Health District for sewer, site plan revised for parking , ODOT review for all access. This was sent to C.E.D.A on August 5, 2021 and they recommended Denial, because of those outstanding issues. This case went to Zoning Commission on August 18, 2021 they recommended Denial due to the same issues. I have given the Site Plan provided by the applicant, and there is a summary of both meeting minutes attached. (Exhibit A)

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QUESTIONS FROM TRUSTEES

Held _____

NONE

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 5:49 PM

Deliberation among the Trustees

Tim Foley This was denied by C.E.D.A and the Zoning Board, another issue is the Township had a project to put in a storm sewer line, as far as gaining easement and tearing down the Frost Top. I am concerned about potential gas tanks close to our sewer line.

Resolution: Z-2021-004

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Jerry Dooley, Property Owner and Applicant of Parcel No. 3000700010301028, 3667 S. Charleston Pike, Case #S-2021-07, Property Owner/Applicant: Jerry Dooley, Agent: Alexandra Ruiz, K & A Architecture, Inc., to rezone 1.78 acres from B-3 to B-4 to construct a new gas station with a convenience store at 3667 South Charleston Pike;; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their August 5, 2021, meeting and has recommended to the Township Zoning Commission that the rezoning request be denied as presented; and

WHEREAS, the Township Zoning Commission held a public hearing on August 18, 2021, and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request be denied as presented; and

WHEREAS, the Township Trustees held their public hearing on September 28, 2021.

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NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio APPROVE the Applicants Rezoning Case #S-2021-07 as presented.

Motion to approve by Tim Foley

Second by John Roeder

Discussion

Roll Call

Mr. Scoby No Mr. Roeder No Mr. Foley No

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

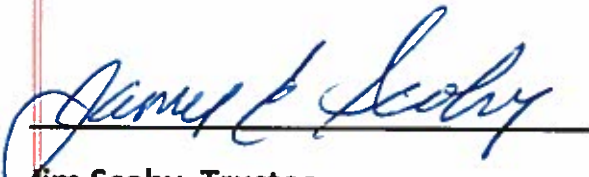
This public hearing meeting is adjourned at 5:52PM

Springfield Township Trustee Meeting to follow at 6:00PM

Board Certified



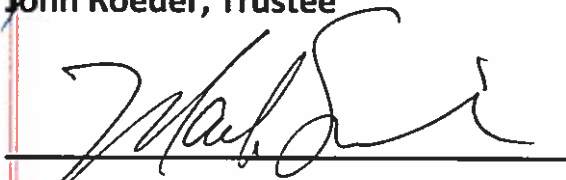
Tim Foley, Trustee



Jim Scoby, Trustee



John Roeder, Trustee



Mark Smith, Fiscal Officer

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