

RECORD OF PROCEEDINGS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held Springfield Township Trustees 20

August 12th, 2023

Rezoning Hearing

Meeting called to order by John Roeder, President Beginning 5:45 PM

Board Members Roll Call

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

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

5060 S Charleston Pike, Springfield, Ohio

Employee / Visitors in Attendance

Employees: Jennifer Tuttle, Vicki Gundolf, Stephanie Dunlap

Visitors: Molly Duncan, Lindsey Duncan, Judy Sheridan

Zoning Public Hearing on Case # Z-2023-005

Planning Staff

Stephanie Dunlap This is case S-2023-03 the owners and applicants are All In Nutritionals, LLC. The property is located at 5060 S Charleston Pike. Their request is to rezone 5.497 acres from A to I-1S for the purpose of procession and packaging food products in the form of natural/nutritional supplements, wholesale houses and storage facilities related to natural/nutritional supplements, warehouse facilities for equipment, materials, and products related to natural/ nutritional supplements, and an office building.

The current house on the property has been converted to an office space and 3 accessory buildings have been converted to production, storage warehouse.

The I-1S does permit those uses. There would be a special usage added to this zoning for only these uses:

- Processing and Packaging of Food Products
- Office
- Wholesale Houses and Storage Facilities
- Warehouse Facility

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GOVERNOR FRANK LAUGHLIN

The Technical Review Committee. The Engineers Office had no objections, but did have comments about the proposed rezoning. Any proposed changes to

The business/commercial site impervious acreage be anticipated, a site plan and storm water management report that addresses Clark County Stormwater

Regulations should be prepared by a registered professional engineer in the State of Ohio and submitted to the engineer’s office for review and approval.

ODOT would need to be consulted regarding the change of use status of the SR41 access.

A traffic analysis may be required to evaluate the adequacy of access should the proposed property be used as a commercial business.

The staff recommendation although it is creating a higher intensity use of the property, felt that the specific use designation to only allow the 4 uses would protect the neighborhood.

CEDA met on August 3rd, 2023 and the Zoning Commission met on August 16th, 2023 and both of those organizations approved as presented with those 4 specific uses and the approval from ODOT.

QUESTIONS FROM TRUSTEES

Tim Foley The 4 uses are the only ones approved that are listed on the Resolution?

Stephanie Dunlap It would only be those 4 uses.

OPEN TO THE PUBLIC 5:51PM

Property Owner

Lindsey and Molly Duncan sworn in

We would like to let you know the hours of operation would be Monday thru Friday 8:30 to 5:30. We try to let out on Friday around 1:00. We have 5 full time employees and 2 part time employees. One of our employees lives right across the street and she rides her bike to work. Traffic has not changed. The post office comes 1 time a day. UPS or FEDX, 1 time a day. Amazon 3 to 4 times a week. The only increase of traffic would be customer pick up 2 times a week. Large semis, or large trucks. Big deliveries maybe 1 to 2 times a month.

All neighbors are approximately over 1000 ft away.

Not going to be noisy, we have a security system.

Tim Foley When there is retail sales, how does the product get out to the public?

Lindsey Duncan UPS, FEDX, Post Office

John Roeder Is this phone order?

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Lindsey Duncan This is on internet, and we have business with a few practitioners.

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Held _____ 20 _____
Our property looks like a farm house and the surroundings are the same.

We are not creating an eye sore.

No chemicals, No noise, all is natural and clean. No plastics, we recycle.

Some of our products are:

All natural coffee, collagen, Green product, Vitamin D3, Digestive enzymes.

That is just some of our products.

IN FAVOR FOR THE RE ZONING

None

AGAINST THE RE ZONING

NONE

Closing the Public Hearing Portion of the meeting the time is 6:03PM

Deliberation among the Trustees

Resolution: Z-2023-005

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by All In Nutritionals, LLC, to rezone 5060 S. Charleston Pike (5.497 acres) from A (Agricultural) to I-1S (Light Industrial Specific Use) for the purpose of processing and packaging food products in the form of natural / nutritional supplements, wholesale houses and storage facilities related to natural / nutritional supplements, warehouse facilities for equipment, materials, and products related to natural / nutritional supplements, and an office building; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their August 3, 2023, meeting and has recommended to the Township Zoning Commission that the rezoning request from A (Agricultural) to I-1S (Light Industrial Specific Use) for the purpose of processing and packaging food products in the form of natural / nutritional supplements, wholesale houses and storage facilities related to natural / nutritional supplements, warehouse facilities for equipment, materials, and products related to natural / nutritional supplements, and an office building be approved subject to 1. Approval from the Clark County’s Engineer’s Office and Ohio Department of Transportation, as required; and

WHEREAS, the Township Zoning Commission held a public hearing on August 16, 2023 and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request from A (Agricultural) to I-1S (Light Industrial Specific Use) for the purpose of processing and packaging food products in the form of natural / nutritional supplements, wholesale houses and storage facilities related to natural / nutritional supplements, warehouse facilities for equipment, materials, and products related to natural / nutritional supplements, and an office building be approved subject to 1. Approval from the Clark County’s Engineer’s Office and Ohio Department of Transportation, as required; and

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WHEREAS, the Township Trustees held their public hearing on September 12, 2023.

Held _____ 20 _____

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning **Case #S-2023-03** as presented.

Motion to approve by Jim Scoby

Second by Tim Foley

Discussion

Roll Call

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

Motion to adjourn 6:07 PM

Motion to approve by Tim Foley

Second by Jim Scoby

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