

RECORD OF PROCEEDINGS

Minutes of

Meeting

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

Held Springfield Township Trustees 20

October 24th, 2023

Rezoning Hearing

Meeting called to order by John Roeder, President Beginning 5:30 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:

3667 S Charleston Pike, Springfield, Ohio

Employee / Visitors in Attendance

Employees: Jennifer Tuttle, Vicki Gundolf, Stephanie Dunlap

Visitors: Judy Sheridan, Nicholas Cooper, Ryan Ruf, Chris Crispino

Zoning Public Hearing on Case # Z-2023-006

Planning Staff

Stephanie Dunlap This is case S-2023-04 the owners and applicants are Ameripave Blacktopping the location is 3667 S Charleston Pike. The request is to rezone 1.79 acres from B-3 to I-2S for contractor sales, storage and equipment yards. The applicant is requesting to store black top equipment, which is not permitted in the B3 District, but is permitted with the I-2S with specific use.

This did go thru Tech review and the Combined Health District was not aware of the utilities on that property, so if any new building or paving are in the plans on this property they would need a site approval from their office, and Clark County Engineers Office.

The storm easement on this property and modified plans must be approved by the Springfield Township Trustees.

Should the property have further developed and impervious areas be increased, a site plan and storm water management report that addresses Clark County Stormwater Regulations must be prepared by a registered professional engineer in Ohio and submitted to the Engineer’s office for review and approval.

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There will also be limited access off of Bird Rd. ODOT will need to be notified of the change in use.

Staff recommends approval to rezone 1.79 acres from B-3 to I-2S for contractor sales, storage and equipment yards. Subject to the applicant receiving approval from the board of Zoning Appeals for a variance for use of front setback and any use variance required, plus approval from the township trustees for any modifications related to the storm water easement on site, obtaining site approval from the Clark County Combined District for any additional building area or any other increased area for parking or driveway. Fulfilling the requirements thru the Engineers Office and no residents will be on the property.

CEDA met on September 7th, 2023 and voted to approve with the conditions just listed.

Zoning Commission met September 20th, 2023 with the same conditions with approval.

QUESTIONS FROM TRUSTEES

Tim Foley Does this still have that there is no overnight parking on the easement?

Stephanie Dunlap That is already listed with the easement and will still be in effect.

Tim Foley The no residential use permitted would also be for no residential rental apartment?

Stephanie Dunlap Correct

OPEN TO THE PUBLIC 5:36PM

Property Owner

Nicholes Cooper 201 Chesapeake Circle – Owner
We will have a fence and gates for security. We may be placing a gate on S Charleston Pike entrance and Bird Rd. We will be trying to repave everything and clean the property up with improvements.

IN FAVOR FOR THE RE ZONING

None

AGAINST THE RE ZONING

NONE

Closing the Public Hearing Portion of the meeting the time is 5:39PM

Deliberation among the Trustees

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Resolution: Z-2023-006

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BE IT FURTHER RESOLVED by the Township Trustees
Held
20

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Ameripave Blacktopping LLC, to rezone 3667 S. Charleston Pike (1.79 acres) from B-3 (General Business) to I-2 S (General Industrial Specific Use) for contractor sales, storage and equipment yards; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their September 7, 2023 meeting and has recommended to the Township Zoning Commission that the rezoning request from B-3 (General Business) to I-2 S (General Industrial Specific Use) for contractor sales, storage and equipment yards be approved subject to: 1) Applicant receiving approval from the Board of Zoning Appeals for a variance for a reduced front setback and any additional variance requests, 2) Approval from the Township Trustees for any modifications related to the storm water easement on site, 3) Obtaining site approval from the Clark County Combined Health District for any additional building area or increased area to paved parking or driveway, 4) Fulfilling the requirements stated in the Engineer's Office letter, 5) No residential use permitted at the property; and

WHEREAS, the Township Zoning Commission held a public hearing on September 20, 2023 and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request from B-3 (General Business) to I-2 S (General Industrial Specific Use) for contractor sales, storage and equipment yards be approved subject to: 1) Applicant receiving approval from the Board of Zoning Appeals for a variance for a reduced front setback and any additional variance requests, 2) Approval from the Township Trustees for any modifications related to the storm water easement on site, 3) Obtaining site approval from the Clark County Combined Health District for any additional building area or increased area to paved parking or driveway, 4) Fulfilling the requirements stated in the Engineer's Office letter, 5) No residential use permitted at the property; and

WHEREAS, the Township Trustees held their public hearing on October 24, 2023.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicant's Rezoning Case #S-2023-04 as presented.

Motion to approve by Tim Foley

Second by Jim Scoby

Discussion

Roll Call

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

Motion to adjourn 5:43 PM

Motion to approve by Jim Scoby

Second by Tim Foley

Discussion

Roll Call

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

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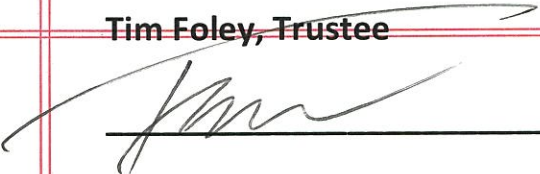
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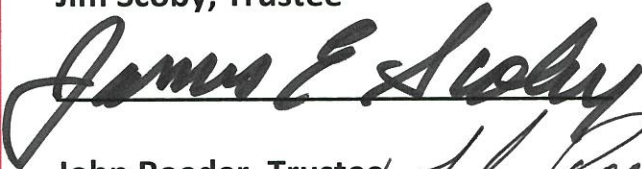
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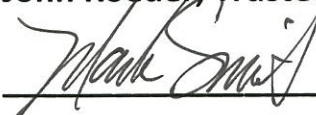
Tim Foley, Trustee



Jim Scoby, Trustee



John Roeder, Trustee

Mark Smith, Fiscal Officer