

RECORD OF PROCEEDINGS

Minutes of

Meeting

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

Held _____ 20 _____

Springfield Township Trustees
June 10, 2025
Public Zoning Hearing

Meeting called to order by Tim Foley, Board President at 5:30 PM with the Pledge of Allegiance

Board Members Roll Call

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

Employee / Visitors in Attendance: Jennifer Tuttle, Jose Diaz, Randy & Jane Dotto, Douglas Nave

Mr. Foley explained the rules of the hearing and asked for presentation of the case by Mrs. Tuttle.

S-2025-01~ Owners/Applicants: Jose & Esmeralda Diaz ~ Location: 2500 Springfield-Jamestown Rd.; Parcel Number 3000700032209003~ Request: Re-zone approximately .33 acres from a B3 general business to an R3 single family residential for continued use as a single family dwelling.

Mrs. Tuttle showed a map and photos to provide a visual of what he is requesting be rezoned. Mrs. Tuttle stated there is a lot of B3 in this area, but there is business, residential and agricultural. The original map of zoning back to 1974 indicates it has been zoned B3, in 1995 there was a variance to construct a model home for Summit Homes, which included reduced setbacks of 6 ft. on the side. Also a variance for the 24ft x 7 ft. x 85 Ft sign.

Mrs. Tuttle stated that per zoning regulations a single family residential use is not permitted in a B3. The applicant has filed for rezoning so they can use this structure as a single family residential no longer to be used as a business. The land use plan shows as mixed use low intensity. Thoroughfare plan is a State Route so the right of way is determined by ODOT. Health District states it is connected to the Clark County sewer system, but it is still serviced by an onsite well. Engineer's Office has no concerns about access and the drainage for the rezoning of the property. They just want to note for the record, they do agree with staff recommendation regarding removing the sign.

Staff Recommendation; Applicant purchased the home in August 2024 and has been using it as a single family dwelling. Prior to residential use it was known as the Summit Homes sales office. Recommends the applicants request to rezone approximately .33 acres from B3 to R3 for continued single family dwelling but be approved subject to the following: 3 Parcels must be combined and the 85 ft. sign must be removed. Signs of that size are not permitted in residential areas. Furthermore, staff does not feel that it will make an unreasonable impact in the surrounding area on the community on public health safety or general welfare. It is compatible with the land use plan. It does meet the requirements of the R3 Single Family Residential District once all 3 lots are combined and the sign is removed. Staff feels like the R3 follows the overall intent for the mixed use. Designation in the comp plan; impact to the adjacent property owners and surrounding community is reasonable. The proposed rezoning is compatible with existing and surrounding land uses. This was heard at CEDA on May 8, 2025 and they all voted to recommend approval with the same conditions; combining of the parcels and the removal of the sign. Zoning Commission met on May 21, 2025 also

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stipulating that the sign be removed, the lot be combined, and there be no business use out of the residence. Mrs. Tuttle advised she could answer any questions; none were heard.

Mr. Foley opened the public portion of the meeting at 5:36 pm and read the rules and swore in the applicant.

Mr. Jose Diaz stated he just wanted to make the house residential, stated that he is running a business, but it is being run out of the garage area. Mr. Diaz stated that he has already been working on finding someone to take the sign down.

Douglas Nave was sworn in by Mr. Foley. Mr. Nave stated that there is a significant hardship to get the sign down, and massively expensive. Mr. Nave stated that Mr. Diaz has a lot of money tied up in this property itself because he couldn't get financing on it and had to pay cash on it. Mr. Nave stated that he believes that Mr. Diaz should be given an allowance on time to give the opportunity for Mr. Diaz to get the sign removed. Mr. Foley asked Mrs. Tuttle if this is something that is allowed. Mrs. Tuttle stated that yes that can be added as a stipulation, however it needs to have a specific set time. Mrs. Tuttle stated that if approved tonight with a 6 month allowance on getting the sign removed, the rezoning won't be recorded until 30 days after it is approved to allow for anyone to appeal. Then if the sign isn't removed after 6 months, it turns into a zoning violation because it is part of the order, then if it doesn't come down it ends up in court. Mr. Nave indicated that he believes 6 months should be an acceptable time frame, it could cost close to \$20,000. If he has 6 months that will give him time to get the funding out of the home to remove the sign.

Mr. Foley indicated that the resolution will be updated to add the stipulation that the 85ft. sign must be removed within 6 months of the rezoning being recorded.

Mr. Foley asked if there were any others to speak in favor of the case, none heard. Mr. Foley asked if there were any others to speak against the case or if anyone had any questions, none heard. Mr. Foley asked if the applicant had any rebuttal, none heard. Mr. Foley closed the public portion of the hearing at 5:40.

Resolution: 2025-Z002

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Owner/Applicant, Jose Osman & Esmeralda Diaz for property located at 2500 Springfield-Jamestown Road, Parcel No. 3000700032209003, 3000700032209001 and 3000700032209002, and **WHEREAS**, the CEDA Regional Planning Commission heard this rezoning case at its May 8, 2025 meeting and has recommended to the Township Zoning Commission that the rezoning request be approved as presented (with the conditions the applicant combine the 3 parcels into one and the 85 ft. sign be removed); and **WHEREAS**, the Township Zoning Commission held a public hearing on May 21, 2025 and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request be approved as presented (with the conditions the applicant combine the 3 parcels into one and the 85 ft. sign be removed); and **WHEREAS**, the Township Trustees held their public hearing on June 10, 2025. **NOW, THEREFORE, BE IT RESOLVED** the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2025-01 as presented, with the conditions the applicant combine the 3 parcels into one and the 85 ft. sign be removed within a 6 month time period.

Motion to approve by John Roeder
Second by Tim Foley
Discussion
Roll Call
Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

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CLOSING REMARKS BY TRUSTEES

None

MOTION TO ADJOURN

Motion to adjourn by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Foley Yes Mr. Roeder Yes Mr. Scoby Not Present

Meeting adjourned at 5:44 pm

Board Certified

Jim Scoby, Trustee



Tim Foley, Trustee



John Roeder, Trustee



Mark Smith, Fiscal Officer