

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

Springfield Township Trustees

August 11, 2020

Rezoning Hearing- Held at Possum School

Meeting called to order by John Roeder, Board President Beginning 6:00 PM

Mr. Roeder 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: Vicki Gundolf, Ethan Harris

Visitors: Susan Page, Mary Adkins, Terry Adkins, Jacob Mattern, Debra Mattern, Judy Sheridan, Sue Calland, Kim Milliron, Lisa Massie, Dale Massie, Nan Czaja, James Byron, Krista Spitzer, Devin Spitzer, Ramona Thompson, Carrie Blake-Hohlmayer, Joe Hohlmayer, James Matthews.

Zoning Public Hearing on Case # 2020-02-Z

Planning Staff

Ethan Harris Staff presented Power Point Presentation (See Exhibit A). This presentation was given to each Trustee and is in the records.

QUESTIONS FROM TRUSTEES

NONE

OPEN TO THE PUBLIC

Mary K Adkins 2721 Selma Rd, Springfield, Ohio 45505, sworn in by Mr. Roeder. We would like to use this for training for CCW Classes. I am an advocate of safety and using firearms with proper training is vital. There were quite a few things brought up in the last meeting that I wasn't able to address because we wasn't able to hear what was being said. Some of the things that were brought up was having a gun range being close to the school, because of "Standards", my attorney was unable to find "Standards", only Alcohol Sales and Drug Prevention, and if that's the case there are several places where alcohol is being sold close to schools. There is nothing stated about a gun range being close to a school. We are extremely careful with what we are

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~~doing. Most of our training is inside a classroom and we are only on the range~~
for a very short time, and limit the amount of people shooting at a time.

Normally it is 1 person shooting and the next person standing there. We regulate how many people are standing there, and not letting people just shoot randomly. We try to keep it as safe as possible. As far as the range we keep it contained as much as possible. We have used our private range for 2 years and never had an issue. It was brought up about shooting long guns at the other meeting and that is something I wouldn't even consider, because you can't use a rifle or a shotgun for a Conceal Carry. It's not legal or feasible. It was brought up about property values being affected, and we did some research and the only thing we found about gun ranges affecting properties was written by a free-lance journalist who listed the top 10 things that would affect property value, and a gun range was number 9, hospitals was number 10, and it was only about a 3% decrease if it indeed decreased the value. Property values in the county affected by firearms shooting, then every property should be affected everywhere, because you are legally allowed to shoot in the county on your property anytime you would like, we are not trying to get a commercial range, we do not want a commercial range, that is not what we are trying to do. Commercial range would have set hours for people to come and rent it and that is not what we are wanting, that is not our business plan. Someone brought up the animals at Dr. Nolls and we are generally not shooting anytime he has office hours. There are other people shooting around us that we hear a lot that are in direct line with Dr. Nolls office that would affect it by noise. Now with Covid they are having vet techs coming out to the cars and I wonder if that isn't having an affect on the animals getting out willingly. Mr. Fowler from Old Clifton had called the Sherriff after hearing shooting. When the Sherriff came out to our property he even stated at the last meeting that the property was contained and it was a very nice facility. So the Sherriff has been there and seen what we are doing and approved it. People kept commenting about working from home and it was affecting their dogs, or they couldn't conduct business, as I said most of my classes are on the weekend, and in the afternoons, and we're not shooting during the day most of the time, and the addresses they were located there are people who shoot that direction on Selma Rd more than we do and they are in the direct line of that house. The question is do they have an adequate back stop when they are shooting in that direction, often times not. It was brought up about affecting schools transportation, we don't shoot towards the road, and we have containment in our range. Anything could happen, but we are not shooting in the direction that should affect the school buses going passed us and we are not shooting during days, it may be once a month that I would be doing classes during the day during the week. One thing I will bring up people are worried about our firearms training a stray bullet injuring your children or damaging your house, but yet we had illegal fireworks all the way around us the whole 4th of July week and the week before and after. There were over 14,000 house fires started every year from illegal fireworks. But yet they are shooting fireworks in the direction of my house and my field which is

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~~an okay place for them to land but that is the area we are making food for our~~
horses to eat. I would like to ask my husband if he would like to add anything.
At ~~this~~ ^{the} point we have addressed our issues. Thank you for your time and
attention.

**PRESIDENT ROEDER ASK THOSE IN ATTENDANCE IN FAVOR OF THE RES-
ZONING IF THEY WISHED TO SPEAK THERE WERE NONE
PRESIDENT ROEDER ASK THOSE IN ATTENDANCE AGAINST THE RE ZONING IF
THEY WISHED TO SPEAK**

James Byron 2815 Lonsome Dove Lane West, sworn in by Mr. Roeder

Read a letter from William and Janice Hoagland (Attachment B)

I am a Law Enforcement Professional, a State Certified Range Instructor for semi-automatic hand guns, and shot guns. I am pro 2nd Amendment, however this round struck a house right next to my house. We will never know who fired this round, or if it came specifically from that range but diffently came from that direction. Although I'm for the 2nd Amendment I have a real problem with a shooting range being that close to my house. They did say all they wanted to shoot were hand guns but once their approved they can fire any weapon they want, and anytime they want. A high powered rifle has no regulations. I have a real problem with that. It does affect property values.

Joe Hohlmayer 1320 Hinkle Rd, sworn in by Mr. Roeder

There is nothing but residential houses all around here. It's a all or nothing. I believe they are being safe and they are going to do what they said they are going to do, but once it is zoned the next people might do whatever they want. To do a permanent zoning thing is a bad idea.

Susan Calland 2313 Crabill Rd, sworn in by Mr. Roeder

I am reiterating what they said. First of all once it is zoned, it is that way. I'm sure they have good intentions of doing everything, especially being so close to the residential area there, but once it's zoned, it's zoned. I teach at Shawnee so if this zoning is approved, and if a gunshot is heard at Shawnee we have to go into lock down. I know there are other houses around there that have guns in the neighborhood, and that is an issue anyway but to have a shooting range there it would be on a regular basis. I do agree with the other gentlemen when they said once it's zoned, it's zoned that way, and you have all the houses and students live there and that has me concerned. Thank you

Jacob Mattern 3020 Selma Rd, sworn in by Mr. Roeder

I spoke at the last meeting and I want to thank the Adkins for their concern on what was mention about transportation. I run the transportation department for Shawnee and the fact that they mention that it is very rare they would be training during a school day, maybe once a month, to me knowing I have to route the buses around those streets, and there is no way around it. One time a month is too big of a chance. I cannot knowingly send my buses in this area

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~~Knowing that there could be an accident, there may not be and everything is~~
~~well and good for many years, it just takes once. If those buses have children, I~~
~~cannot have that happening. Thank you for listening.~~

Held

Dr. Susan Page I am here to speak for the Clark Shawnee School Board and the Career Technology Center School Board, 275 Ramar Dr, sworn in by Mr. Roeder

I spoke at the last meeting with the Zoning about my concerns. I spoke with the Ohio School Board Association Attorney and he has expressed the same concerns, and if there is no Ohio Revised Code against this, I will work hard to make sure there is one. I know that the Trustees have gotten letters from the school board at Clark Shawnee, and the school board from Career Tech Center. I hope that you pay attention to those concerns, one of them is the students driving and the transportation of students for buses coming down the Selma Rd. I believe in the 2nd Amendment and I know there are many people that are responsible gun owners. A responsible gun owner knows the capability of his or her gun at a shooting range and how to operate it safely but a responsible gun owner also needs to be a responsible citizen. An environment in which our schools operate now has changed the past few years. We no longer do just tornado drills, but now active shooter drills for students and staff. A responsible citizen would not locate an outside shooting range and CCW Classes within 1 mile of a local school district with playgrounds, football fields, baseball fields, and other outside activities, and within 1 mile from a Career Technology Center. Within a range of over 3,000 students from kindergarten thru twelve grade. That is not being responsible. I know I have talked to people on school boards and school districts and where a shooting range was located farther from schools from where this one is from our schools and when they hear the noise of a gun they have to lock down the schools. So I am asking you as trustees of our township as responsible citizens to deny the zoning, outside shooting range, and CCW Classes within 1 mile of our county's most vulnerable, our children. Thank you.

Ramona Thompson 1432 E Possum Rd, sworn in by Mr. Roeder

My reason for being here is for farming, I've lived here my whole life. The only guns I've been around is when my parents would get shot guns and get a turkey for Thanksgiving. When you live in the country it's quiet and I'm accustom the being quiet and peaceful, and think if you ask people living in this area why they purchased their homes here, it's because it's not downtown Springfield. It's not the City. I understand they want to do this correctly because they want to make this a successful business. (She gave examples of accidents that have occurred with gun shooting. Making a statement accidents can happen.) You talk about the constitution about the right to carry arms, but in the Bill of Rights in the Constitution each American has the right to life, to liberty, and the pursuit of happiness. I'm afraid that if anybody has a gun and starts shooting in my neighborhood, it could disturb my life, and disturb my liberty to have a quiet afternoon, and destroy my happiness to

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~~enjoy my peaceful county life. What is going on in our country that we need~~
so many guns? Thank you.

Held

Mr. Roeder We have received several letters against this shooting range. One was from CTC Schools, Clark Shawnee Schools, Bob Mitterholzer, also the Desantis family, and the Hoagland Family

Public

Rebuttal by Property Owner

Terry Adkins 2721 Selma Rd, sworn in by Mr. Roeder

It was brought up about being responsible, training people to be responsible so that they legally carry in the state of Ohio, in our opinion and many others is being responsible. Having someone carry without training what so ever is what is happening across the country. It was brought up about a 32 cal. hitting someone's house, there is probably between our range and that house, a berm, and there are approximately 150 ft of trees, 600 to 700 ft of roadway to get to the first house, and that house is the 2nd or 3rd. So anything is possible, but from our records I don't believe anyone had a 32 cal. When it comes to the buses, it is legal to shoot in the state of Ohio in the county. So if he doesn't want to go around our property, at any given time at any county location they could be in that same situation. The noise was brought up, the State of Ohio says that as long as you are below 85 decibels, constant or up to 8 hours in a 24 hour period, that is not a nuisance. You have to exceed that. We are not shooting that much. Anyone living in that community outside the city limits wanting a quiet neighborhood I feel for you but we are allowed to do things. The 2nd Amendment, it sounds like some people aren't understanding, the 2nd Amendment does not give you the right to carry an arm, it gives me the right to keep the government from taking my arms. We have a police officer right across the street and has never complained. Where our location is it is shaded by buildings, we have berms, not finished, because we were told not to finish it. We are doing everything possible to ensure that it is as safe as possible. Thank you.

Close the Public Hearing the time is 6:45 PM

Deliberation among the Trustees

Mr. Scoby I think as I listen to everybody, I try to listen clearly. The thing that I was elected to do is to try to make the best decisions I can. With looking at the entire community of Springfield Township with safety being number one. Having worked in every category, as a teacher, counselor, coach, or missionary, safety and belonging and knowing that your children are safe is number one. I think the overall safety for the local neighbors in that local community is priority number one.

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~~Mr. Foley Well I'm not in favor of the outdoor shooting range, I am not in favor of the classroom, I think that encourages people to be at the shooting range. am also concerned about the meeting room, classroom, for 15 or fewer people, since no Specified use was mentioned.~~

Mr. Scoby President Roeder, I do think that the uses, the single family residents, stable for horses for carriage ride services and sleigh rides, agriculture uses, livery service, horse training, breeding, sales, riding lessons, carriage driving lessons, and pond, I don't have a problem with.

Mr. Roeder Just to re-iterate what Mr. Scoby said I do have a real problem with the safety issue on this. I guess what keeps coming back to mind is..it only takes one time. You could go 10 years and not have an issue at all, but that one person comes on your property, and it only takes that one time. I guess. I agree with what Mr. Scoby said also everything in here I would agree with except for the meeting room/classroom for 15 or fewer people, firearms training classroom with firearms training outdoor shooting range. So that's how I stand.

Mr. Foley I will make a Motion

Motion to rezone the Terry & Mary Adkins property to PD-3 permitting single-family residence, stable for horses for carriage ride services and sleigh rides, agriculture uses, livery service, horse training, breeding, sales, riding lessons, carriage driving lessons, and pond. The approval does not include the request for a meeting room/classroom for 15 or fewer people or firearms training classroom with firearms training outdoor shooting range.

Motion to approve by Tim Foley

Second by Jim Scoby

Discussion **Mr. Scoby** the question I have, that you brought up Mr. Roeder, is having the classroom for 15 or fewer people.

Mr. Roeder No, I stated I agree with Trustee Foley

Roll Call

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

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RESOLUTION

Resolution: 2020-02-Z

BE IT FURTHER RESOLVED by the Township Trustees

Zoning Map Amendment

WHEREAS, Terry & Mary Adkins, Applicants/Property Owners, have filed Rezoning Application #S-2020-03 dated May 18, 2020 to rezone 21.04 acres at for property located at 2721 Selma Pike, from B-1 (Neighborhood Business District) and R-1 (Single-Family Residential District) to PD-3 (Planned District-Business), and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their June 4, 2020 Zoom meeting and following discussion, passed a motion recommending to the Springfield Township Zoning Commission that the Applicant's request to rezone the subject property from B-1 & R-1 to PD-3 be approved as presented subject to the following: 1) the Range Design Criteria of the Department of Energy, and design recommendations of the NRA should be followed; and 2) the location of the shooting range needs to be further evaluated based on those criteria and recommendations.; and

WHEREAS, the Township Zoning Commission held a public hearing on June 17, 2020 and, following said hearing, passed motion recommending to the Township Trustees that the Applicants rezoning request be approved as presented minus any shooting range.; and

WHEREAS, the Township Trustees held their public hearing on August 11, 2020.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio, Approve, the Applicants Rezoning Case #S-2020-03 for the following uses: single-family residence, stable for horses for carriage ride services and sleigh rides, agriculture uses, livery service, horse training, breeding, sales, riding lessons, carriage driving lessons, and pond. The approval does not include the request for a meeting room/classroom for 15 or fewer people or firearms training classroom with firearms training outdoor shooting range.

Motion to adjourn

Motion to approve by Jim Scoby

Second by Tim Foley

Discussion

Roll Call

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

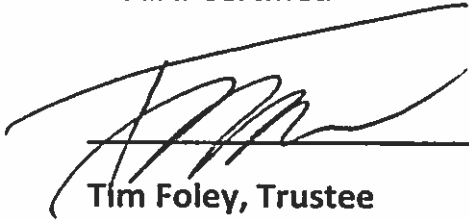
This public hearing meeting is adjourned at 6:45PM

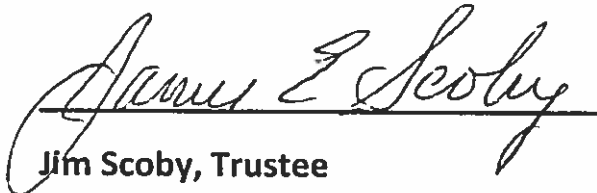
RECORD OF PROCEEDINGS

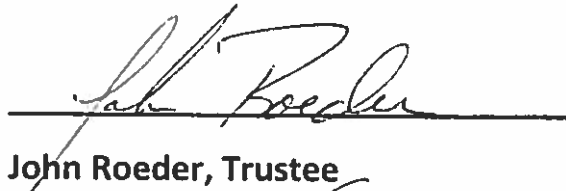
Minutes of _____ Springfield Township Trustee Meeting to follow _____ Meeting
BARRETT BROTHERS - DAYTON, OHIO Form 6101

Held _____

Board Certified


Tim Foley, Trustee


Jim Scoby, Trustee


John Roeder, Trustee


Mark Smith, Fiscal Officer

**Springfield Township Trustees
Rezoning Public Hearing**

August 11, 2020

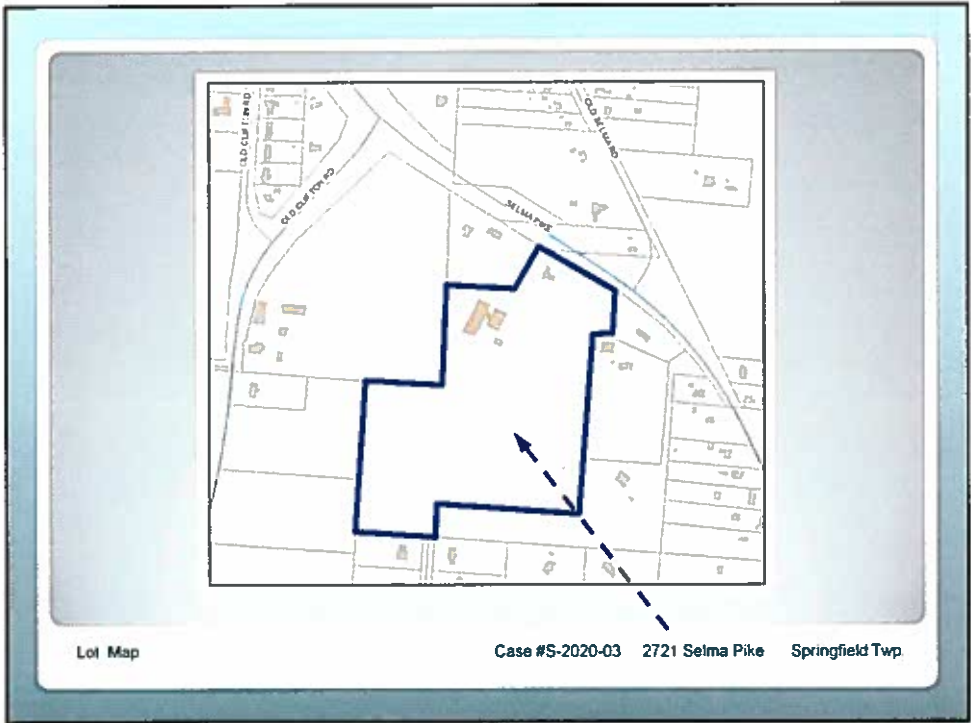
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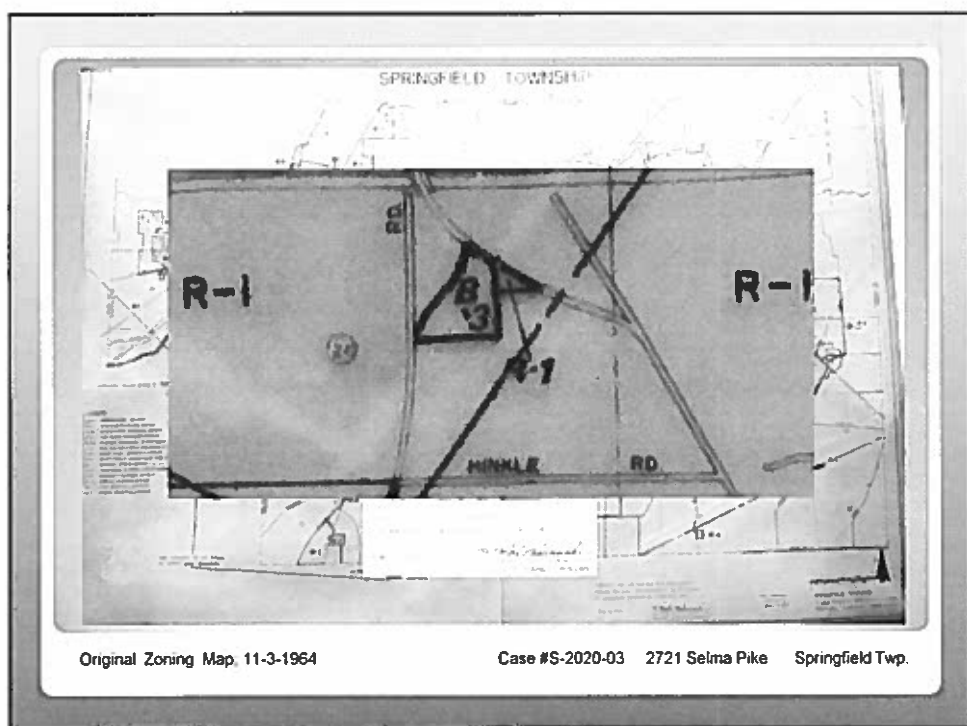
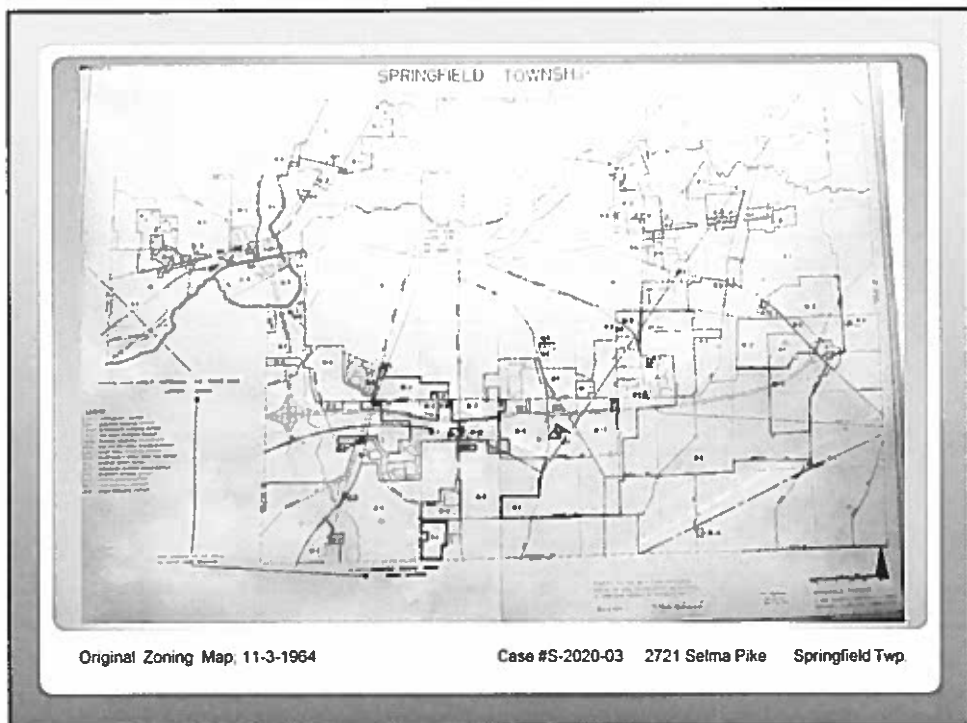
Case #S-2020-03

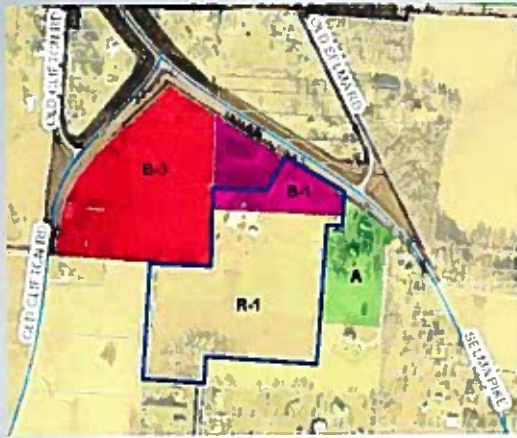
Property Owner: Terry & Mary Adkins.

Location: 2721 Selma Pike; Springfield Twp.

Request: Rezone 21.04 acres from B-1 & R-1 to PD-3
(Planned Business District) for single-family residence,
agricultural uses, horse & carriage riding and firearms
training & shooting range.







- | | |
|-----|---------------------------|
| A | Agricultural |
| R-1 | Single-Family Residential |
| B-1 | Neighborhood Business |
| B-3 | General Business |

Current Zoning Map; Twp Zoning, Dec 1974

Case #S-2020-03 2721 Selma Pike Springfield Twp



Aerial; Zoning/Development History

Case #S-2020-03 2721 Selma Pike Springfield Twp

Current Uses:

Residence - primary residence of owners
Stable for horses used for Carriage Service and storage of equipment used for such. Carriage rides originating from farm down public roadways. Also sleigh rides on property when able.
Production of hay for horses.
Livery Service- Currently used for office space for operation of livery service and to store van and cars used for such.

Proposed Uses:

Residence- Primary residence for owners
Stable for horses. Carriage rides originating from farm down public roadways. Also sleigh rides on property when able.
Production of hay for horses.
Firearms training and range use- see attached description of training and numbers of people involved.
Potential uses:
Pond
Horse training, breeding, sales, riding lessons, carriage driving lessons
The 12' X 32' Lofted Cabin Barn building will be used for meetings, classes and small gatherings for 15 people or less.



DESCRIPTION OF PROPOSED USE OF CLASSROOM AND OUTDOOR RANGE

CCW classes and more advanced pistol training classes. Classes for CCW training will be limited to 12. More advanced training (Tactical classes, more advanced pistol shooting techniques) will be limited to 4 people. Firearms training.

The range is not used and will not be used as a public range- for rent at any time by anyone. No one will be allowed to shoot on the range unless they are with us. I do not intend to offer the range for rental or for use other than for personal use and for classes by us (Mary and Terry).

The building will be used for meetings, classes and small gatherings for 15 people or less.

If funding would become available, there is a possibility that we would use a fully self-contained portable indoor range for shooting on the property. It would not be permanent structure. The portable ranges are built completely inside a semi-trailer and are completely self-contained. We do not intend to build a structure with an indoor range included.

A more in-depth description and safety protocol will follow as needed.

Development Plan

Case #S-2020-03 2721 Selma Pike Springfield Twp

Planned Districts allow for flexibility in the location & design of structures and the use of land in situations where conventional zoning may be inappropriate and where modification of requirements of the underlying zoning will not be contrary to the intent and purpose of the zoning regulations, inconsistent with the comprehensive land use plan, nor harmful to the neighborhood.

Section 2401 Permitted Uses in PD-3 District:

- A. Retail, service and office establishments developed, operated and maintained within an organized development of associated activities in accordance with the approved Development Plan.
- B. Residential uses developed in a unified manner in accordance with Article 22 (PD-1; Planned Residential District)

Section 3501 C: Gun Clubs: All indoor gun clubs/ranges shall be located in a B-2 through B-3 or I-1 through I-3 Zoning District. All outdoor gun clubs will be located in an A, Agricultural; I-1 through I-3, Industrial; a F, Flood Plain District or a NR, Natural Resource, Zoning Districts; and the firing line(s) shall be at least one thousand (1,000) feet distance from any adjoining property lines or more if deemed by the Springfield Township Board of Zoning Appeals during the required conditional use hearing.

Zoning Regulations

Case #S-2020-03 2721 Selma Pike Springfield Twp

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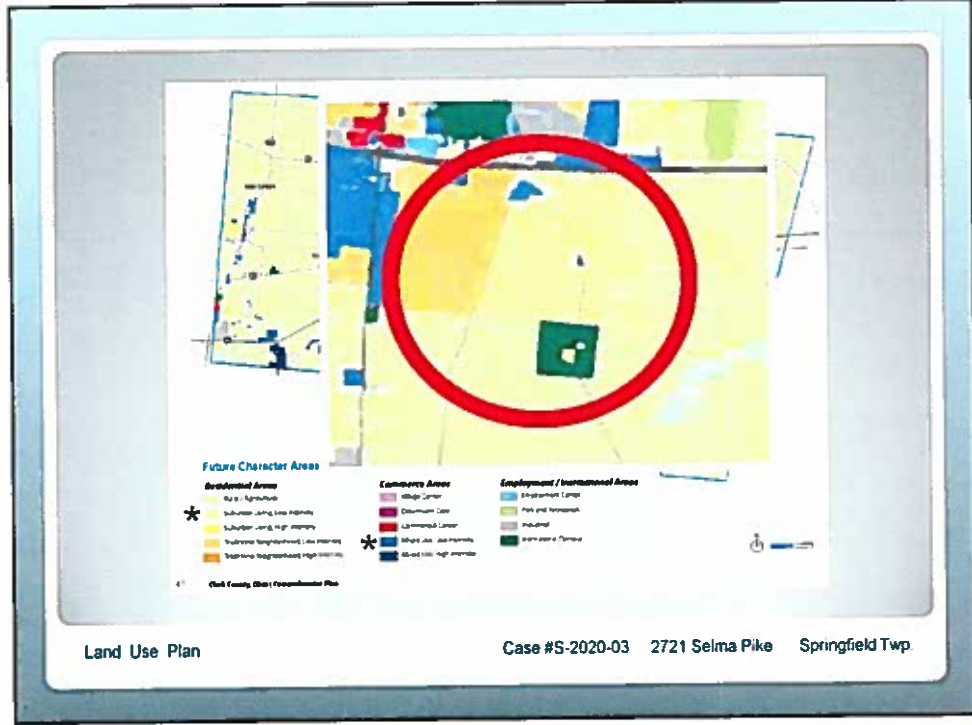
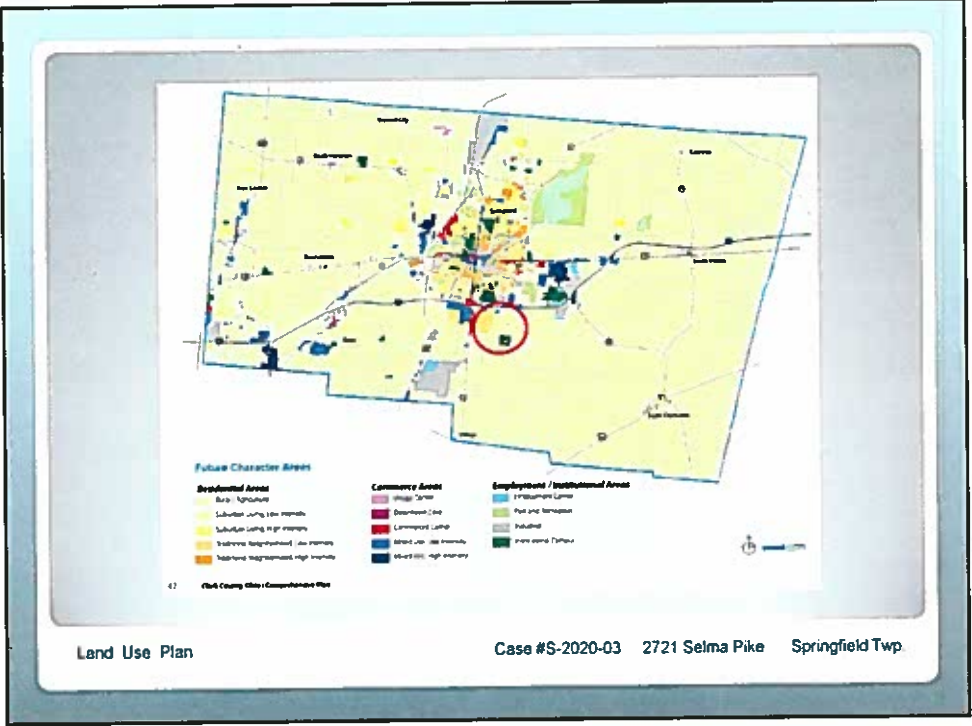
Zoning Regulations

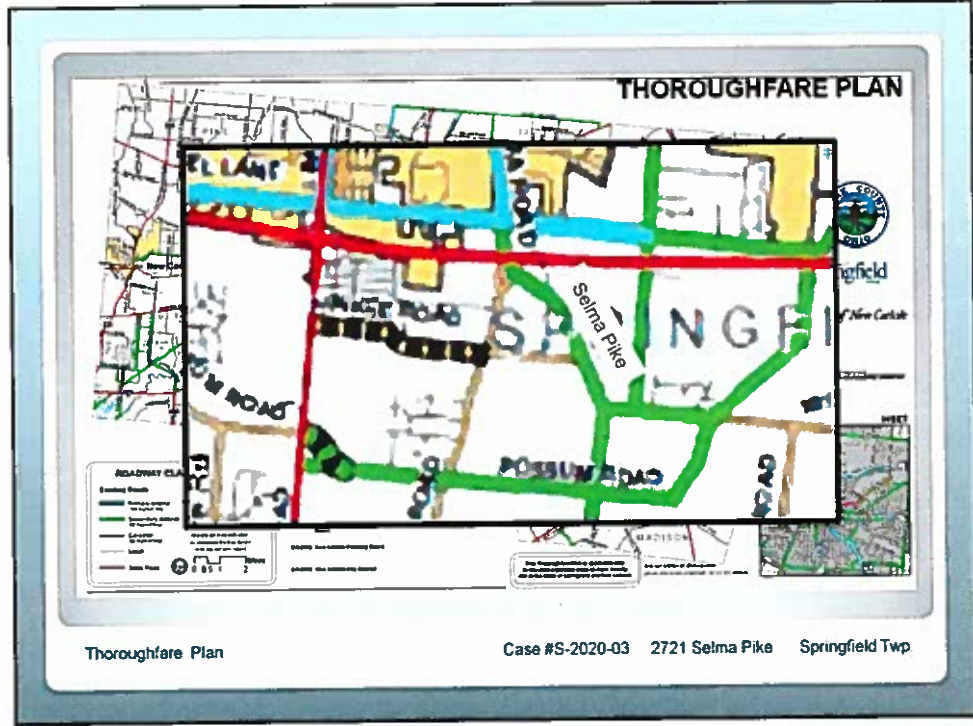
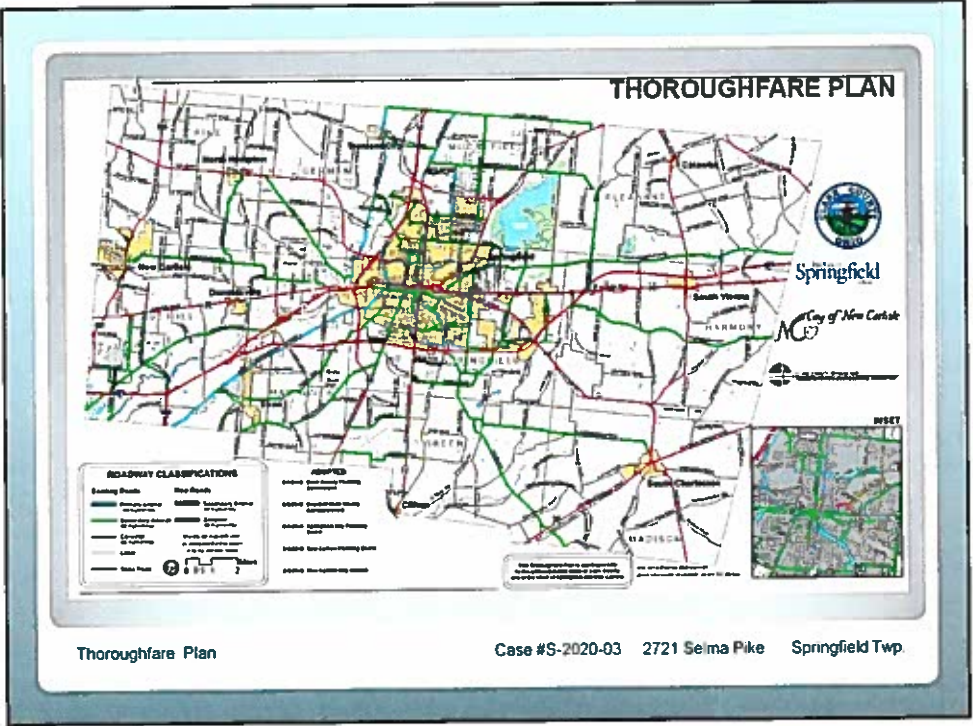
Case #S-2020-03 2721 Selma Pike Springfield Twp.



Zoning Regulations

Case #S-2020-03 2721 Selma Pike Springfield Twp.





- ☐ Split zoning (township zoning) has existing since December 1974.
- ☐ PD-3 Zoning District best available district to address Applicant's requested land uses, while being most efficient zoning process for the Applicant.
- ☐ Existing accessory structures to be used; no new building proposed.
- ☐ Staff's concern: 1,000 ft. distance requirement from an outdoor shooting range to any property line.
 - Shooting range needs to be at an appropriate setback.

Staff Recommendation

Case #S-2020-03 2721 Selma Pike Springfield Twp.

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 - Shooting range needs to be at an appropriate setback.
 - Guidelines ?

RANGE DESIGN CRITERIA



OFFICE OF THE TOWNSHIP CLERK

Staff Recommendation

Case #S-2020-03 2721 Selma Pike Springfield Twp.

CEDA RPC Recommendation:

The CEDA RPC held a Zoom meeting on June 4, 2020 to hear this rezoning case. Following discussion, the CEDA RPC passed a motion recommending to the Springfield Township Zoning Commission that the Applicant's request to rezone the subject property from B-1 & R-1 to PD-3 be approved as presented subject to the following: 1) the Range Design Criteria of the Department of Energy, and design recommendations of the NRA should be followed; and 2) the location of the shooting range needs to be further evaluated based on those criteria and recommendations.

CEDA Recommendation

Case #S-2020-03 2721 Selma Pike Springfield Twp

Springfield Township Zoning Commission Recommendation:

The Springfield Township Zoning Commission held a public hearing on June 17, 2020 to hear this rezoning case. Following the public hearing and discussion, the Zoning Commission passed a motion recommending to the Springfield Township Trustees that the Applicant's request to rezone the subject property from B-1 & R-1 to PD-3 be approved as presented minus any shooting range.

CEDA Recommendation

Case #S-2020-03 2721 Selma Pike Springfield Twp.

Comment Letters

Several comment letters were received regarding this rezoning case and were included in the packet provided to the Trustees.

Case #S-2020-03 2721 Selma Pike Springfield Twp.



Case #S-2020-03 2721 Selma Pike Springfield Twp.

August 6, 2020

Honorable Trustees of the Springfield Township
c/o Springfield Township Offices
2777 Springfield-Xenia Road
Springfield, OH 45506

RE: Public Comment on behalf of the Springfield-Clark Career Technology Center Regarding Public Hearing August 11, 2020: Application of Adkins for Rezoning 21.04 Acres (B-1 and R-1 to PD-3) Property Located 2721 Selma Pike

Honorable Trustees of the Springfield Township:

The Application of Adkins for Rezoning 21.04 Acres (B-1 and R-1 to PD-3) of the property located at 2721 Selma Pike ("Application") has come to the attention of the Springfield-Clark Career Technology Center Board of Education through its member representative of the Clark-Shawnee Local School District Board of Education. On behalf of the Springfield-Clark Career Technology Center Board of Education ("Board"), I am writing to express the public comments of our Board in regards to the Application and the potential deleterious impact that approval of this Application could have on our member school district Clark-Shawnee Local Schools, and also on the potential deleterious impact of such approval on the school community at large that comprises the Springfield-Clark Career Technology Center.

While the Board's direct interests in this matter differ slightly from those previously conveyed by the Superintendent of the Clark-Shawnee Local School District in previous public hearing on the Application, the Board affirms and supports the interests of Clark-Shawnee Local Schools in this matter.

Specific to our Board, we are the only career-technical education provider to public K-12 students in this County. Our career center approximately one thousand (1,000) students (including satellite programs) within approximately four hundred (400) square miles of this County. The students who attend our career center are high school students, some of whom travel to us from within the boundaries of the Clark-Shawnee School District. While most of our students are independent drivers, we still care very much about their health and safety while traveling to and from school. A shooting range within the proximity of where our students travel every day to and from school is a frightening proposition for this Board and one which our Board opposes.

The Application is a serious matter for our school community, as the Application involves the request to establish an official shooting range related to CCW courses. The legal basis upon which our Board objects to the Application is the fact that none of the permitted uses for O-1, O-2, B-1 and B-2 type properties (which would be authorized if the Application was approved as presented) includes a shooting range. Specifically, the Springfield Township Zoning Rules provide that O-1 property types include churches, schools, and daycare facilities. O-2 property types include hospitals and nursing homes. B-1 property types include restaurants, schools, churches and public buildings. B-2 property types include stops, storage units and hotels. It is the Board's position that a shooting range is entirely *inconsistent* with the aforementioned property types and therefore should be prohibited.



CLARK-SHAWNEE ADMINISTRATIVE OFFICE
3680 SELMA ROAD
SPRINGFIELD, OHIO 45502
(937) 328-5378
(937) 328-5379 FAX



BRIAN KUIHN
SUPERINTENDENT

BRIAN MASSER
ASSISTANT
SUPERINTENDENT

TOM FAULKNER
TREASURER

August 7, 2020

To: Springfield Township Trustees

Re: Public Hearing – August 11, 2020
Application of Adkins for Rezoning 21.04 Acres (B-1 and R-1 to PD-3)
Property Located 2721 Selma Pike

I am writing on behalf of the Clark-Shawnee Local School District Board of Education as Superintendent of Schools. I was made aware of this application through concerned citizens of our school district.

As the Trustees are aware, the School District's central office is located at 3680 Selma Road, which is 1.2 miles down the road from the property at issue. As the Trustees are also aware, the School District is in the process of constructing new school facilities, to house students in grades preschool through six, approximately 0.2 miles closer down Selma to the property at issue. These new school facilities are scheduled to open to our students in August of 2021.

As a local school district in this County, our school district serves approximately 2000 students within approximately 38 square miles of district territory. Due to the somewhat rural nature of some of the communities we serve, a good majority of the students who attend our school district are transported by school bus owned and operated by the Clark-Shawnee Schools.

I am writing to impress upon the Trustees how serious a request the Adkins have submitted for your consideration. The most serious component of the application, of course, involves the request to establish an official shooting range related to CCW courses.

Our students and staff participate in crisis/management drills and training every year. One of the areas we touch on involves scenarios with shooters on school property. The effects the sounds of gunshots alone will have on our staff and students with a shooting range established just 1 mile away from our school facility location is so detrimental I cannot even begin to quantify.

Another relevant consideration is the direct safety threat a shooting range poses in this location. The direct safety threat is to the established transportation routes for our students traveling to and from our campus by school bus. Several of our bus routes would pass by this property on multiple occasions throughout a school week. The risks of an errant bullet traveling towards or striking one of our school buses with students and staff aboard is just alarming.

Now turning to the legal basis upon which the school district's position is based. A careful review of the Springfield Township Zoning Rules indicates that the Adkins' application for rezoning of the 21.04 acres from current B-1 and R-1 status to PD-3 status involves a review of permitted uses for O-1, O-2, B-1 and B-2 type properties.

In general, the Rules provide that O-1 property types include churches, schools, and daycare facilities. O-2 property types include hospitals and nursing homes. B-1 property types include restaurants, schools, churches, and public buildings. B-2 property types include shops, storage units and hotels.

None of these permitted uses for these property types includes a SHOOTING RANGE. Moreover, I would argue that a shooting range is extremely INCONSISTENT with the aforementioned property types and therefore should be prohibited.

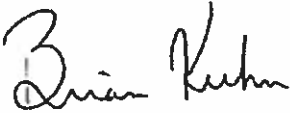
Rule 26.03 in regards to applications for PD-3 zoning approval, indicates that uses for such property not specifically listed MAY be permitted IF the Commission or Board of Trustees deems such uses to be of the "SAME GENERAL CHARACTER" as the permitted uses.

I would argue on behalf of the Clark-Shawnee Local School District that a shooting range within 1 mile of our school campus is in fact NOT of the same general character as a school, let alone the other O-1, O-2, B-1 and B-2 permitted property types.

For all of the foregoing reasons, on behalf of the Clark-Shawnee Local School District, I respectfully request the application be denied.

Thank you for your time and thoughtful consideration.

Respectfully:

A handwritten signature in black ink, appearing to read "Brian Kuhn". The signature is fluid and cursive, with the first name "Brian" written in a larger, more prominent script than the last name "Kuhn".

Mr. Brian Kuhn
Superintendent
Clark-Shawnee Local Schools

August 8, 2020

Springfield Township,

I am writing to express my opposition to the proposed rezoning 21.04 acres from B1 to PD 3 at 2721 Selma Pike.

The owners want a shooting range in this area where nearby residential homes and business are located. Let alone the physical dangers that are apparent, the noise of guns firing is not in the best interest of residential and business owners.

I urge the trustess and all others who have a decision on this to vote no and keep our community safe and without the noise of gunfire.

Sincerely,

Bob Mitterholzer

1230 Hinkle Road

Springfield, Ohio 45505

7-23-20

To Springfield Township Trustees
From Claude Desantis

I'm against a shooting range at 2721 Selma Pk.
This is a nice residential neighborhood and
there is already a range at 309 E. Leffel Ln.

This proposed range is $\frac{1}{4}$ mile from our house,
the shooting is constant and unnerving, often
firing semi automatic weapons.

The property is not appropriate for a gun range.
I believe this proposed range would
adversely affect property values in this residential
neighborhood.

I'm against this proposed shooting range
at 2721 Selma Pk.

Thank you for your consideration

Butch Desantis
Charlotte DeSantis

August 3, 2020

We cannot be here tonight but felt it was important to share this information with the Springfield Township Trustees.

During the last part of May, we were sitting in our family room in the back of our house watching tv. We heard a loud noise, like something hitting the house or a large object falling. We checked the inside of the house and couldn't find anything that had fallen. We didn't walk around outside.

The first week of June we noticed a hole in the siding just below and to the right of our kitchen window. We assumed our lawn mower had kicked up a rock that hit the siding.

On July 9, we were taking out kitchen cabinets and discovered a bullet in one of the cabinets. We called the sheriff's department. Deputy Yates came out, collected the bullet and took pictures. When we described the loud noise he said "now you know what it was".

Attached is a copy of his report. We were surprised by the lack of detail and were told the case was still open so no details or pictures could be released yet. As of July 31 the case was still open. We are attaching pictures we took and the evidence bag containing the bullet.

We were told by a law enforcement officer who is a friend that the bullet appeared to be a 32 ACP (automatic colt pistol). It is a bullet from a small weapon that would fit in the pocket of a pair of cargo pants. The distance that bullet can travel and the direction it hit the house indicates it came from the direction of the Atkins' property.

We know there is no proof it came from the Atkins' property, but this is an example that, wherever it came from, accidents happen. This accident could have been deadly. Anyone shooting in a residential area and in the direction of houses and backyards is creating a dangerous situation. We realize that, in the county, there are no restrictions on someone discharging a firearm on their property. We are not trying to take away anyone's rights to own or shoot a firearm. However, the last thing we need in a residential area is a business that operates a shooting range. Again, accidents happen and accidents can be deadly.

Thank you for your time and consideration.



William & Janice Hoagland
1350 Hinkle Road

