

RECORD OF PROCEEDINGS

Minutes of
BARRETT BROTHERS - DAYTON, OHIO

Meeting
Form 6101

Held

Springfield Township Trustees

April 12th, 2022

Rezoning Hearing

Meeting called to order by Tim Foley, Board President Beginning 5:30 PM

Mr. Foley 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	Not Present
Trustee John Roeder	Present
Fiscal Officer Mark Smith	Present

Employee / Visitors in Attendance

Employees: Jennifer Tuttle, Vicki Gundolf, Billy Saunders, Jamie Allen, Mark Lane

Visitors: Steve Mazleth, Adam Miller, Connie Craig, Randy Dotto, Barbara Wagle, Robert Craig, Rich Kilgore, Jeanna Kilgore, Cynthia Erter, Stan Erter, Mark Hobler, Catghy Keys, Scott Bickley, Steve Dewitt, Charles Sears, Juliana Foley, Terry Foley

Zoning Public Hearing on Case # Z-2022-002

Planning Staff

Jennifer Tuttle This is case S-2022-04 the property owner is Donald and Linda Hatfield and the agent is Adam Miller. The property address is 117 Kinnane. The request is to rezone from a B-3 to R-2. This is a residential property that has been zoned B3 since the beginning of zoning. The property size is .24 acres. The proper zoning for that area is R-4. The CEDA Commission met on March 3, 2022 and recommends the request be rezoned from B-3 to R-4 instead of R-2 to meet the zoning frontage and square footage requirements and better align with the neighborhood. CEDA also recommends the property owner combine the two parcels into one.

Zoning Commission Agreed with the CEDA Commission. (Exhibit A)

QUESTIONS FROM TRUSTEES

OPEN TO THE PUBLIC 5:35PM

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Held _____

PROPERTY OWNER AND REPRESENTATIVE

Property Owner: Adam Miller 67 E Clark St, North Hampton Ohio

Mr. Miller was sworn in

Adam Miller This has been held up with the Mortgage Company and would appreciate the approval for the request.

IN FAVOR FOR THE RE ZONING
NONE
AGAINST THE RE ZONING
NONE

Close the Public Hearing the time is 5:37 PM
Deliberation among the Trustees

Resolution: Z-2022-002

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Property Owner Donald & Linda Hatfield, Agent, Adam Miller, to rezone 117 Kinnane Ave.; PID# 3000700032209007 and PID#3000700032209008 from B-3 to R-2; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their March 3, 2022 meeting and has recommended to the Township Zoning Commission that the rezoning request from B-3 to R-4 be approved as presented; and

WHEREAS, the Township Zoning Commission held a public hearing on March 16, 2022 and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request from B-3 to R-4 be approved as presented; and

WHEREAS, the Township Trustees held their public hearing on April 12, 2022.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2022-04 as presented.

Motion to approve by John Roeder
Second by Tim Foley
Discussion
Roll Call

RECORD OF PROCEEDINGS

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

~~Held~~
~~Jennifer Tuttle This will take 30 days to become recorded.~~

Motion to adjourn

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

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

This public hearing meeting is adjourned at 5:39 PM

Next Case

Zoning Public Hearing on Case # Z-2022-003

Mr. Foley Explained the Public Hearing Process, and asked for the Staff Report on the following case, 2730 E Main St, Springfield, Ohio. We will allow public comment and it will be limited to 3 minutes for each person

Board Members Roll Call

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

Planning Staff

Jennifer Tuttle This is case S-2022-05 property owners is Main St Ohio LLC, the agent is Scott Bickley. The subject address is 2730 E Main St. The request is to rezone 7.07 acres from R-4 to PD-1 to allow for expansion of existing Manufactured Home Park. Surrounding areas are Residential to the East, Residential to the West, some is the City and then a small part of Township. R-4 to the North, and PD-3 south which is business. According to the Auditors website, the manufactured home park was built in 1966. Springfield Township Zoning was adopted in 1974; therefore, this predates zoning.

The Connect Clark County Land use Plan identifies the subject property as Suburban Living, High Intensity. Primary usages are Multi-family, Two-family

RECORD OF PROCEEDINGS

Held _____ residential, attached residential (townhomes). Secondary uses: Office, Single-family detached residential (small lot), Institutional/Civic (neighborhood scale)

It does fall into the Eastern Edge Future Land Corridor, and it is in the area of Transect 4, Suburban Fringe, and no Flood Plain. Public Utilities are available. (Exhibit B)

Staff recommends the request to rezone 7.07 acres from R-4 to PD-1 to allow for expansion of existing manufactured home park based on the following:

Address the concern of Springfield Township Fire Department (Exhibit C)

Address the concerns of the county Engineer's Office (Exhibit D)

CEDA met March 3, 2022 with same concerns as the Springfield Township Fire Department, and the County Engineer's Office and they also noted the condition of the blocked access behind Kroger to see if it can be used as an emergency ingress/egress.

Zoning Commission met on March 16, 2022 and recommended denial.

There is no record of when or how the access off of Fostoria was created. There was a demolition that was done at 317 Fostoria in 2006. The previous owners just made that access with no permits on file.

This is the Springfield City School District.

QUESTIONS FROM TRUSTEES

Tim Foley Are all the letters in the packet in opposition?

Jennifer Tuttle Yes

OPEN TO THE PUBLIC 5:47PM

PROPERTY OWNER AND REPRESENTATIVE

Sworn In

Scott Bickley 415 Grant St, Ohio

We are here to add 25 units to the existing Mobile Home Park that's there now, to do so we are asking to be rezoned to PD-1. The Mobile Home Park District Zoning didn't fit what we had based off the area need. Based off the discussion with planning, fire department, we are going to add a secondary road of access, add gates at the access where Kroger's is, which was cut off by the previous owners. We are also proposing to redo the entrance drive which is located off the neighboring road, and apply for the permit for that. We have reviewed all the fire department comments and don't see any issues that they have. The roads would be 28ft wide and there will be a sidewalk, there will be 2 parking spots off of the pavement, for each unit we are proposing, and there will be overflow parking. We will use the existing utilities with adding to the

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~~Meeting~~
Form 6101

~~new area. We will be adding 2 hydrants at each corner. One concern was~~
traffic and based off of Engineering analysis, trip generation peak hours is .5
per unit, so we would be adding 12 to 13 cars.

Tim Foley To improve the access will the hump be addressed on that access road?

Scott Bickley We are going to redo that access to meet all requirements.

Tim Foley As far as this secondary entrance and exit with potentially having a security gate, would that be something that would need to be negotiated with Kroger?

Scott Bickley I do not know. I don't think so because the agreement is still in place. We will approach this as an emergency access.

John Roeder Is there any future consideration for the existing area there now?

Scott Bickley At this time they don't have any plans other to clean up any roadways that are already there.

IN FAVOR FOR THE RE ZONING

NONE

AGAINST THE RE ZONING

The Following people spoke against the Re Zoning:

Connie Craig 124 N Fostoria, (Exhibit D) read letter, **Jeanna Kilgore**- 212 N Fostoria, **Bruce Wagle**-108 Roseland Ave E, **Steven Hazleh**-309 N Fostoria, **Cathy Keys**, 400 Roseland Ave E, **Mark Hobler**-400 Roseland Ave E, **Robert Craig**-124 N Fostoria

THE FOLLOWING WERE THE CONCERNS FROM PUBLIC

Increased traffic, increased noise, the infrastructure of the streets, cleaning up the streets from construction, no way to contact owners, narrow roadways, where are the utilities coming from, erosion from losing trees, losing wooded area for wild animals, water runoff, water and sewage issues, small streets, entrance dangerous, property values dropping, petition turned in (Exhibit E) owners living out of state, more trash.

Rebuttal by Property Owner

Scott Bickley Regarding traffic concerns, our models are based off what has been proven from the past ITS (Traffic Study) from the County. We are providing 2 spaces for everyone to solely keep cars off the streets. Construction damage to the roadways, the companies are all bonded and any damages would be handled. EPA requires keeping the area clean during construction. Water runoff would be handled with a holding pond per County

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Minutes of ~~Code. We are going to do what we can to improve the drive coming into the~~ *Meeting*
~~BARRETT BROTHERS - DAYTON, OHIO~~ ~~park. This is considered private property and kids playing in the woods would~~ ~~Form 6101~~
Held ~~be a concern.~~

Close the Public Hearing the time is 6:13 PM

Deliberation among the Trustees

John Roeder Traffic is an issue, the intersection at E Main St. The emergency exit is a concern to me. This should be an actual entrance. This is not an emergency exit.

Tim Foley The additional traffic is a concern and the access into the park.

Resolution: Z-2022-003

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Main St Ohio LLC, Agent, Scott Bickley, to rezone 2730 E. Main St.; PID# 3100700023404040 from R-4 to PD-1 to allow for expansion of existing manufactured home park; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their March 3, 2022 meeting and has recommended to the Township Zoning Commission that the rezoning request from R-4 to PD-1 be approved based on 1. Address the concerns of the Springfield Township Fire Department; 2. Address the concerns of the County Engineer's Office and 3. Address the blocked access behind Kroger to see if it can be used as an emergency ingress/egress. and

WHEREAS, the Township Zoning Commission held a public hearing on March 16, 2022 and, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request from R-4 to PD-1 be denied as presented; and

WHEREAS, the Township Trustees held their public hearing on April 12, 2022.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2022-05 as presented.

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

Mr. Scoby Not Present Mr. Roeder No Mr. Foley No

MOTION TO ADJOURN 6:18 pm

Motion to approve by John Roeder

Second by Tim Foley

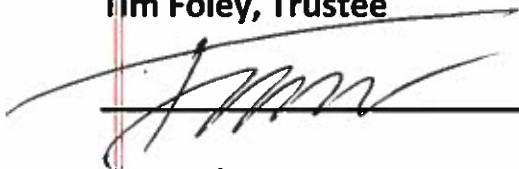
Discussion

Roll Call

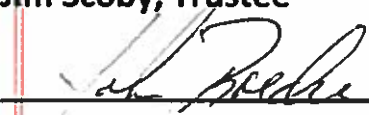
Mr. Scoby Not Present Mr. Roeder Yes Mr. Foley Yes

Board Certified

Tim Foley, Trustee

_____

Jim Scoby, Trustee

_____

John Roeder, Trustee

_____

Mark Smith, Fiscal Officer

Held

SPRINGFIELD TOWNSHIP, CLARK COUNTY, OHIO

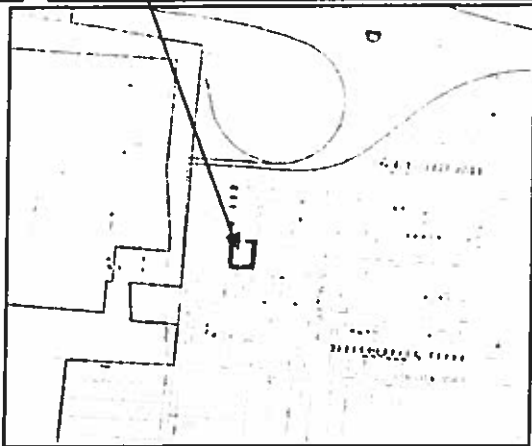
Staff Report: 04/04/2022
Case Number: S-2022-04

Township Trustees
Meeting Date: 04/12/2022

Property Owners	Applicants	Subject Property Address
Donald D & Linda K Hatfield	Donald D & Linda K Hatfield	117 Kinnane Ave

Summary of Request:

Rezone from B-3 to R-2 for the proper Residential District



Existing Zoning	Existing Land Use	Surrounding Zoning and Land Use	Size of Subject Property
B-3	Residential	North, B-3, vacant East, R-4, SF residential South, B-3, vacant West, B-3, former sales office	0.24 acres

Description of Subject Property and Request

The subject property is located at 117 Kinnane Ave, PID# 3000700032209007 and PID#3000700032209008, and approximately 0.24 acres. The property is zoned B-3, General Business District. The Applicant would like to rezone to R-2 Single-Family Residential District.

Zoning Regulations

Article 26, Section 2600 outlines the requirements for height, bulk, density and area by Zoning District. Property zoned R-2, requires 15,000 sq. ft. and 90 ft. of frontage. Property zoned R-4, requires 7,500 sq. ft. and 60 ft. of frontage.

CROSSROADS Land Use Plan

Mixed Use High Intensity –Areas composed of a mix of commercial, retail multi-family housing and other uses. High-intensity, mixed-use is typically appropriate near downtown core and other centers of activity. May include larger floorplate buildings than in the downtown core and may support uses that serve the broader community and region. Future development should take a more traditional neighborhood form where different residential types and other community activities are connected in a walkable pattern. Traditional Neighborhood, High Intensity Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small lot single-family detached. Traditional neighborhoods should have a street network of small blocks, a defined center and edges, and connections to surrounding development. These neighborhoods may include small-scale retail or office uses, and should be within walking distance to parks, community facilities and small-scale retail.

Staff Recommendation

Staff recommends the request be rezoned from B-3 to R-4 instead of R-2 to meet the zoning frontage and square footage requirements and better align with the neighborhood. Staff also recommends the property owner combine the two parcels into one.

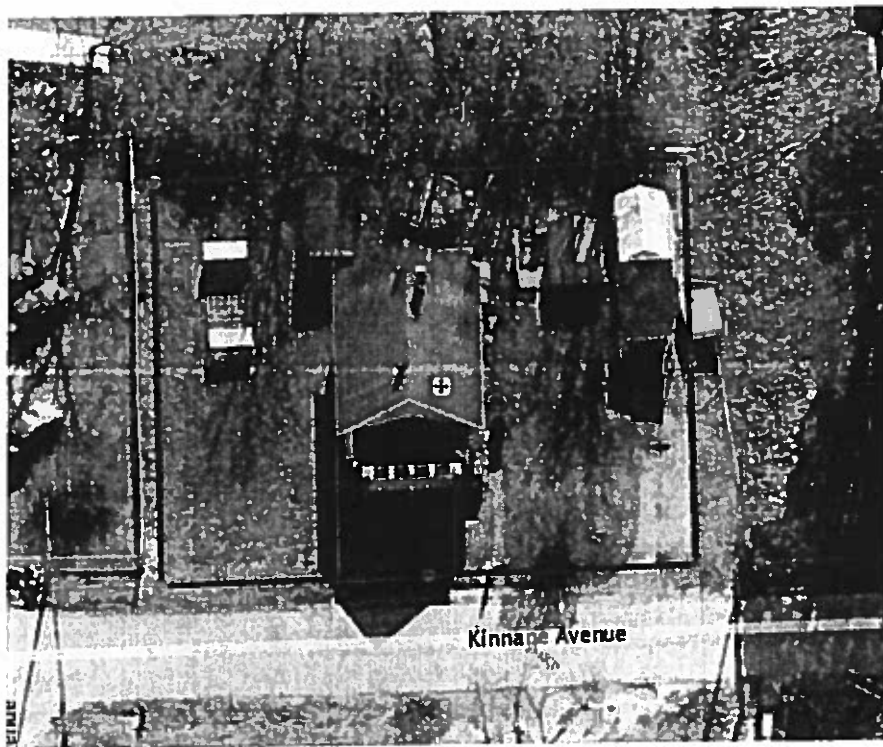
CEDA Recommendation

CEDA Regional Planning Commission met on March 3, 2022, and recommends the request be rezoned from B-3 to R-4 instead of R-2 to meet the zoning frontage and square footage requirements and better align with the neighborhood. CEDA also recommends the property owner combine the two parcels into one.

Zoning Commission Recommendation

Zoning Commission met on March 16, 2022, and recommends the request be rezoned from B-3 to R-4 instead of R-2 to meet the zoning frontage and square footage requirements and better align with the neighborhood. Zoning Commission also recommends the property owner combine the two parcels into one.

117 Kinnane Ave., Springfield Twp.



SPRINGFIELD TOWNSHIP, CLARK COUNTY, OHIO

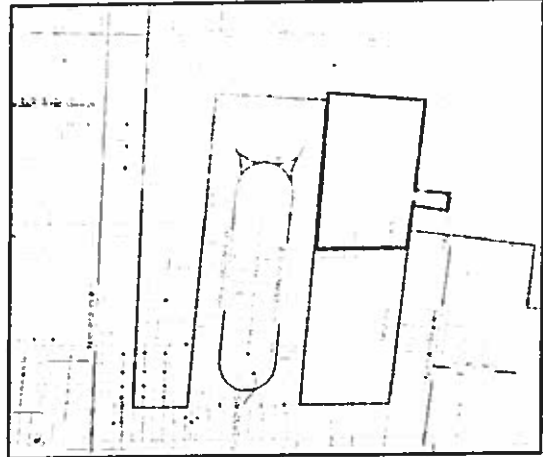
Staff Report: 04/04/2022
Case Number: S-2022-05

Township Trustees
Meeting Date: 04/12/2022

Property Owners	Agent	Subject Property Address
Main St Ohio LLC	Scott Bickley	2730 E Main St

Summary of Request:

Rezone 7.07 acres from R-4 to PD-1 to allow for expansion of existing manufactured home park.



Existing Zoning	Existing Land Use	Surrounding Zoning and Land Use	Size of Subject Property
R-4	Manufactured Home Park	R-4 East, residential; City RS-5, West, residential, R-4 North, residential; PD-3 South, business	7.07 acres

Description of Subject Property and Request

The subject property is located at 2730 E Main St and consists of 7.07 acres. The property is zoned R-4, Single-Family Residential District. The Applicant would like to rezone the 7.07 acres to the PD-1 District to expand the existing manufactured home park.

According to the Clark County Auditor's website, the manufactured home park was built in 1966. Springfield Township Zoning was adopted in 1974, therefore, this predates zoning.

Zoning Regulations

Article 8 of the Zoning Regulations outlines the requirements for the Manufactured Home Residential District. Section 803.02 outlines the required conditions for existing manufactured home parks as "No enlargements or extensions to any manufactured home park shall be permitted unless they are made to conform with all the requirements for new parks." Due to some of the requirements, the applicant has requested the PD-1 Planned Residential District.

Article 21 - Planned Development Districts have been established and shall be permitted as amendments to the Zoning Map, but in both cases require application and approval of specific and detailed plans, where tracts suitable in location and character for the uses and structures proposed are to be planned and developed as units.

Article 22 - The intent of the PD-1 is for residential use developed in a unified manner in accordance with an approved Development Plan.

CONNECT CLARK COUNTY Land Use Plan

The CONNECT Clark County Comprehensive Plan identifies the subject property as **Suburban Living, High Intensity-** Multi-family or clustered single family homes on lots that are less than one acre in size. Most homes are arranged along wide, curvilinear streets with few intersections and will either front or back onto shared natural areas. Building and lot size may range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Primary Uses: Multifamily residential, Two-family residential, Attached residential(townhomes)

Secondary Uses: Office, Single-family detached residential (small lot), Institutional/Civic (neighborhood scale)

Eastern Edge Future Land

The Eastern Edge Corridor Plan Overlay District shows the area in Transect 4, Suburban Fringe.

Urban Commercial Center District: This district provides for traditional small-scale consumer oriented commercial development. New developments should follow a dense, infill development pattern. Sites are served limited rear-yard parking and accessed by rear yard shared drives with adjoining properties.

Floodplain

There is no floodplain on the property.

Utilities

Public utilities (City of Springfield) are available.

Staff Recommendation

Staff recommends the request to rezone 7.07 acres from R-4 to PD-1 to allow for expansion of existing manufactured home park based on the following:

1. Address the concerns of the Springfield Township Fire Department.
2. Address the concerns of the County Engineer's Office.

CEDA Recommendation

CEDA Regional Planning Commission met on March 3, 2022, and recommends the request to rezone 7.07 acres from R-4 to PD-1 to allow for expansion of existing manufactured home park based on the following:

1. Address the concerns of the Springfield Township Fire Department.
2. Address the concerns of the County Engineer's Office.
3. Address the blocked access behind Kroger to see if it can be used as an emergency ingress/egress.

Zoning Commission Recommendation

Zoning Commission met on March 16, 2022, and recommends denial for the request to rezone 7.07 acres from R-4 to PD-1 to allow for the expansion of existing manufactured home park.

Additional information

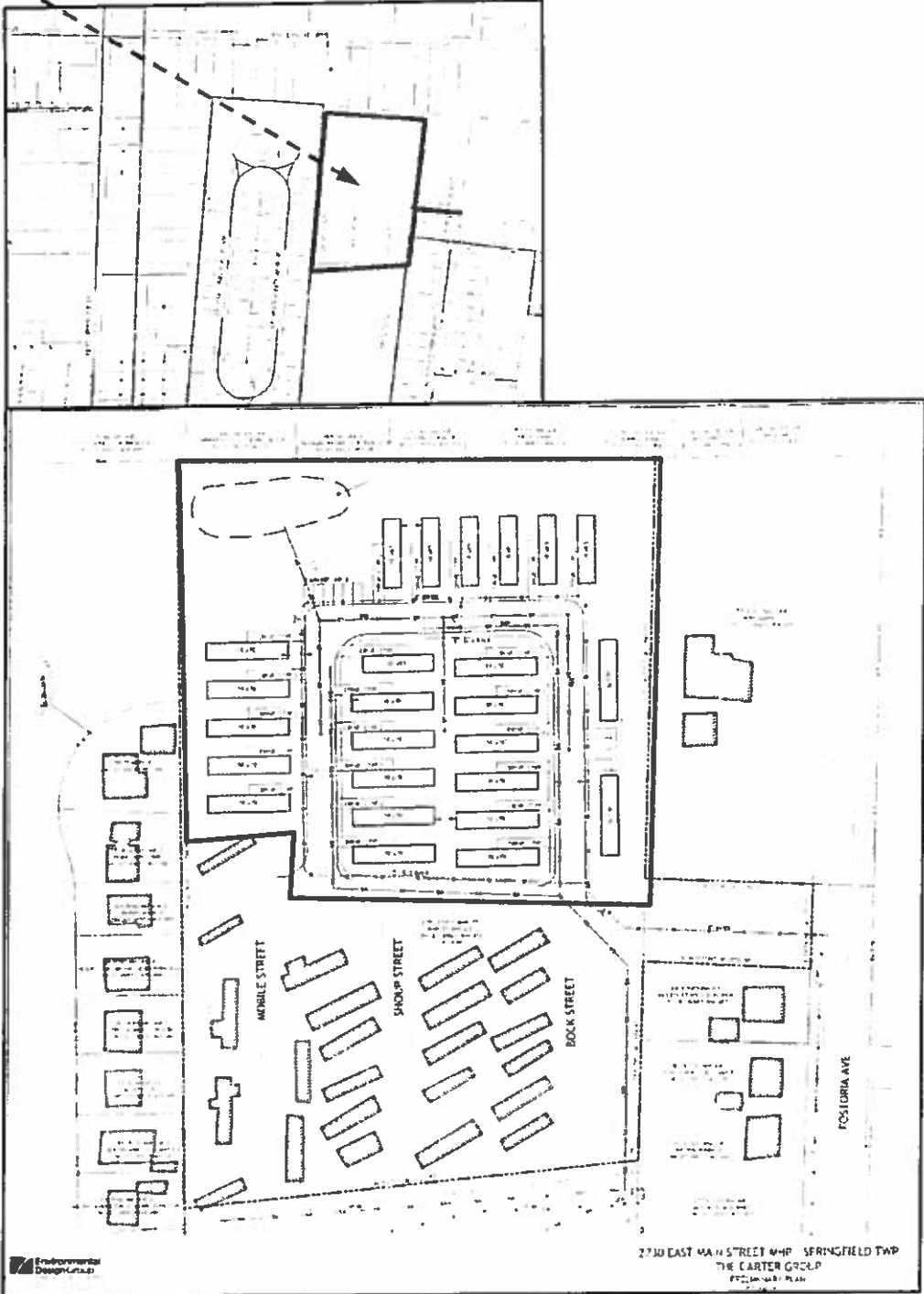
The dwelling at 317 N Fostoria was demolished in 2006. There is no driveway permit on file.

- Springfield School Districts

Attachment:

1. Location aerial map & plot plan.

2730 E. Main St.; Springfield Twp.



PARCEL A
PARCEL A 13A-02-003-01-01
AREA 1.07 AC (91)
ZONING R-1
PROPOSED UNITS 24
EXISTING UNITS 24
TOTAL 48
EXISTING IMPERIALS 18 AC (17,827)
PROPOSED IMPERIALS 1.80 AC (122,811)
TOTAL IMPERIALS 1.98 AC (140,638)

- NOTES
1. GREEN SPACE TO BE MAINTAINED BY OWNER
 2. L&P PROPOSED UNIT WILL HAVE A 10' DRIVEWAY TO SUPPORT 2 VEHICLES
 3. A MAXIMUM OF 1,000 SF OF RECREATION AREA SHALL BE CREATED AND MAINTAINED BY THE OWNER

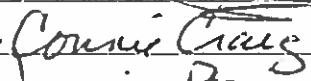
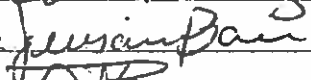
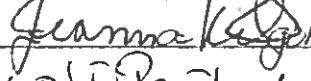
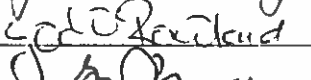
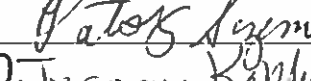
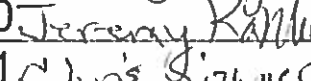
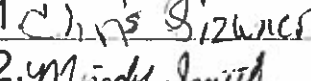
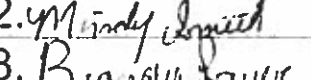
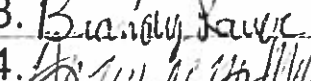
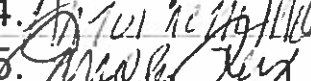
NEIGHBORHOOD PETITION TO OPPOSE REZONING CASE # S-2022-05

I, Robert Craig, do hereby verify that I collected the information contained on this document and the persons whose names are listed here on did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

Robert Craig, resident of 124 N Fostoria Ave, Springfield, Ohio 45503

We, the undersigned, as residents of the Kohl Addition neighborhood, wish to place on record our opposition to the rezoning request to expand the existing manufactured home park. This expansion will significantly increase the traffic volume in our neighborhood due to the only existing access point to the park being located at the end of North Fostoria Avenue.

We are requesting the traffic to the park no longer be routed through our neighborhood and a requirement stipulated for an access point to be created onto the road that is associated with this property's address of East Main St.

Resident's Signature	Printed Name	Address
1. 	Robert Craig	124 N Fostoria Ave
2. 	Connie Craig	124 N Fostoria Ave
3. 	Jerisann Bair	206 N. Fostoria Ave
4. 	Trevia Bair	206 N. Fostoria Ave
5. 	Rich Kilgore	212 N. Fostoria Ave
6. 	Jeanna Kilgore	212 N. Fostoria Ave
7. 	Jodi Broadland	218 N. Fostoria Ave
8. 	Greg Ranyan	221 N Fostoria
9. 	Patsy Sizemore	224 N. Fostoria
10. 	Jeremy Kahler	224 N. Fostoria
11. 	Chris Sizemore	224 N Fostoria
12. 	Mindy Smith	227 N. Fostoria Ave
13. 	Brandy Lauer	233 N Fostoria Ave
14. 	Annette McCluskey	234 N Fostoria Ave
15. 	Pamela Ranney	230 N. Fostoria Ave

Resident's Signature	Printed Name	Address
16. <i>Andrew Pamey</i>	Andrew PAMEY	230 W. Fostoria AVE
17. <i>Mitchell Laveland</i>	Mitchell Laveland	204 N. Fostoria Ave
18. <i>Danielle Sagers</i>	Danielle Sagers	209 N Fostoria Ave
19. <i>Kalleh Pace</i>	Kalleh Pace	123 N Fostoria Ave
20. <i>Amanda Harnock</i>	Amanda Harnock	124 N Fostoria Ave
21. <i>James Kuhl</i>	James Kuhl	127 N Fostoria Ave
22. <i>Bob Merchant</i>	Bob Merchant	2854 Kuhl Ave
23. <i>James Smith</i>	James Smith	2850 AUSTIN AVE 45103
24. <i>Roger Richards</i>	Roger Richards	203 N. Fostoria
25. <i>Teena Richards</i>	TEENA RICHARDS	203 N. FOSTORIA AVE
26.		
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Exhibit B

RE: 2730 E. Main St. Manufactured Home Park

Dave Nangle [dnangle@spfldtwp.org]

Sent: Wednesday, January 26, 2022 2:28 PM

To: Tuttle, Jennifer

Jennifer.

Here are some of the concerns that the fire department has for this property:

1. Limited access to the property (Entry and Exits) in time of an emergency (Both FIRE related and EMS related)
2. Narrow roadways throughout the complex (Fire/EMS vehicles can barely pass with on street vehicle parking currently)
3. Limited access to a water source (Hydrants). If tanker shuttle is needed the limited access may delay securing a water source.
4. The close proximity of trailers and out buildings (Sheds) adds to the possibility of fire spreading beyond the original fire building.
5. How is the electric going to be supplied to the additional trailers? If overhanging wires are used how high are they going to be?
6. Is heating supply to the trailers going to be Natural Gas or Propane?
7. Are all trailers going to be required to have skirting around the bottom of the trailers? These trailers being open allows for air flow and possibility of causing pipe freezing and heat (Heat Tape, Torpedo Heaters) to unthaw pipes may be a fire hazard.

These are just a few concerns and are definitely subject to change as the project moves forward



Dave Nangle

Fire Chief

Springfield Township Fire Department

2777 Springfield-Xenia Road

Springfield, Ohio 45506

937-324-4571 Office | 937-605-8517 Cell

937-324-0771 Fax | dnangle@spfldtwp.org

From: Tuttle, Jennifer [mailto:jtuttle@clarkcountyoio.gov]

Sent: Friday, January 14, 2022 1:56 PM

To: Jamie Allen (jallen@spfldtwp.org) <jallen@spfldtwp.org>; dnangle@spfldtwp.org

Subject: 2730 E. Main St. Manufactured Home Park

Chief,

Here's some pictures to go with the map I left you.

Feel free to call with any questions.

Thanks!

Jennifer Tuttle

Springfield Township Zoning Commission
2777 Springfield Xenia Rd
Springfield, OH 45506

RE: Rezoning Case # S-2022-05 – 2730 E Main St

To the Springfield Township Zoning Commission:

We would like to share our concerns with the proposed expansion of the manufactured home park.

We live on North Fostoria Avenue and own 10 other properties in this neighborhood. On a daily basis, we witness significant traffic volume travel past these homes on their way to the only current access point to this park, rarely adhering to the posted 25 mph speed limit.

Since this property's address is designated as East Main St, there should be a requirement to maintain an access point from that street that would minimize unnecessary additional traffic through our neighborhood. In the past, Bock St had an access point through the Kroger parking lot. This did improve the traffic in our area, but the decision was made to block that access point without any consideration or notification to any of us.

With the doubling of the number of homes and the expectation noted in the letter of 2 cars at each new location, this would cause a quadrupling of traffic into our small community.

We ask that if this expansion is approved, there is a requirement that the traffic is no longer routed through our neighborhood. The access point at the end of Bock St should once again be opened and possibly an access point established at the north side of the park.

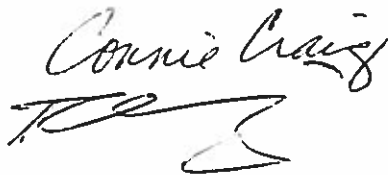
We appreciate your consideration in this matter.

Respectfully,

Robert and Connie Craig

124 N Fostoria Ave

Springfield OH 45503

Handwritten signatures of Connie Craig and Robert Craig. The signature of Connie Craig is written in cursive and is positioned above the signature of Robert Craig, which is also in cursive but more stylized.

Tuttle, Jennifer

From: Neimayer, Allan
Sent: Monday, March 14, 2022 1:00 PM
To: Tuttle, Jennifer
Subject: FW: Rezoning case #S-2022-05

Neighbor comments to the MHP rezoning case.

Allan

From: Cathy Keys [<mailto:cathymkcg@gmail.com>]
Sent: Monday, March 14, 2022 11:59 AM
To: Neimayer, Allan
Subject: Rezoning case #S-2022-05

To whom it may concern,

First, we hope all is well with everyone.

Our names are, Mark Hobler, owner of 400 Roseland Ave E, Springfield, OH 45503 and fiancé, Cathy Keys. Our concerns with this proposal are as follows in no particular order.

- 1) Devaluation of our property with or without a privacy wall.
- 2) Construction work and damage potential to our property, fence and buildings.
- 3) Noise and trash control, as we have cleaned up trash/tires around our property every Spring from existing mobile home park.
- 4) If this proposal is approved we would prefer a 10 foot privacy wall to separate the mobile home park from the homes at Roseland Ave neighborhood. As we have had numerous persons intruding on our private property from current mobile home park.
- 5) We are concerned about the potential damage to our homes/automobiles from displacement of wild habitat; as we have had numerous cars damaged by wildlife in past after trees have been removed.

We the people of Roseland ave. neighborhood would appreciate your consideration of our concerns, especially the devaluation of our homes.

We all enjoy the woods/wildlife, as well as our children do enjoy exploring the nature and serenity it provides. We would like this letter admitted and read to all at the meeting being held on March 16th at 6pm at the Springfield Township Administration office.

Sincerely,
Mark Hobler and Cathy Keys

March 5, 2022

Bonita Nicholson
317 Roseland Ave E
Springfield OH 45503

Springfield Township Zoning Commission
2777 Springfield-Xenia Rd
Springfield OH 45506

Subject: Request for Rezoning to Allow for Manufactured Home Park
at 2730 E Main Street

Regarding subject request, I wish to express my opposition to a proposed addition to the existing mobile home park currently located off Fostoria Avenue behind the Kroger grocery store north of East Main Sreet.

As a property owner residing in the nearby Roseland Neighborhood, I believe this would have a negative impact upon home values and quality of life. The proposed expansion would require the destruction of several wooded acres that lie just north and east of Roseland Avenue. This wooded area is a valuable green space that enhances the surrounding area.

East Main Street in this area has heavy traffic already and adding more than twenty housing units whose residents would need to enter and exit from Fostoria Avenue will only increase traffic and safety concerns in the area.

Additionally, roadways within the current mobile home park are in poor condition and I think the existing area should be upgraded and better maintained before any additions are considered.

Thank you for the opportunity to express my concerns about this matter.

Sincerely,

Bonita Nicholson

Bonita Nicholson

Tuttle, Jennifer

From: Neimayer, Allan
Sent: Monday, March 14, 2022 1:00 PM
To: Tuttle, Jennifer
Subject: FW: Rezoning case #S-2022-05

Neighbor comments to the MHP rezoning case.

Allan

From: Cathy Keys [<mailto:cathylnkcg@gmail.com>]
Sent: Monday, March 14, 2022 11:59 AM
To: Neimayer, Allan
Subject: Rezoning case #S-2022-05

To whom it may concern,

First, we hope all is well with everyone.
Our names are, Mark Hobler, owner of 400 Roseland Ave E, Springfield, OH 45503 and fiancée, Cathy Keys.
Our concerns with this proposal are as follows in no particular order.

- 1) Devaluation of our property with or without a privacy wall.
- 2) Construction work and damage potential to our property, fence and buildings.
- 3) Noise and trash control, as we have cleaned up trash/tires around our property every Spring from existing mobile home park.
- 4) If this proposal is approved we would prefer a 10 foot privacy wall to separate the mobile home park from the homes at Roseland Ave neighborhood. As we have had numerous persons intruding on our private property from current mobile home park.
- 5) We are concerned about the potential damage to our homes/automobiles from displacement of wild habitat; as we have had numerous cars damaged by wildlife in past after trees have been removed.

We the people of Roseland ave. neighborhood would appreciate your consideration of our concerns, especially the devaluation of our homes.

We all enjoy the woods/wildlife, as well as our children do enjoy exploring the nature and serenity it provides.
We would like this letter admitted and read to all at the meeting being held on March 16th at 6pm at the Springfield Township Administration office.

Sincerely,
Mark Hobler and Cathy Keys

Exhibit D

Clark County Engineer's Office

Johnathan A. Burr P.E., P.S.
Clark County Engineer

4075 Laybourne Road
Springfield, Ohio 45505-3613
(937) 521-1800 (937) 328-2473 fax
www.clarkcountyohio.gov/engineer

March 15, 2022

RECEIVED

Clark County Planning Commission
3130 E. Main Street, Suite 1A
Springfield, Ohio 45505
Attention: Allan Neimayer

Clark Co Comm & Ec Dev

Re: S-2022-05 ~ Main St Ohio, LLC
2730 E. Main St, Springfield Twp.
Request: Rezone from R-4 to PD-1 for expansion of an existing manufactured home park.

Mr. Neimayer,

The County Engineer has reviewed the request by Main St Ohio, LLC to change the zoning of the remaining undeveloped portion of the 7-acre parcel from R-4 to PD-1 for an expansion of an existing manufactured home park, and would like to provide the Zoning Board with our assessment of the submittal.

1) Drainage and Stormwater

- a) The process to develop a parcel of property in Clark County undergoes several submittal phases, reviews and design alterations to meet the County's Stormwater Management Regulations. The first submittal for stormwater review is at the rezoning phase of the project. The Developer is required to show the County Engineer that the property being rezoned, has the ability to meet or exceed the Clark County Stormwater Regulations which were amended and adopted by the County Commissioners in 2012. This would include showing areas designated for stormwater detention, areas of general flood routing, and adequate stormwater outfall to a receiving stream.
- i) Based upon the Consultant conceptual layout submittal, which details a location for a stormwater detention pond towards the northwest corner of the above-referenced development, the County Engineer has concerns in regards to an adequate discharge outfall for the pond. The County Engineer will not approve surface discharge above the residential houses along Hillside Ave. Additionally, no subsurface storm sewer exists along Hillside Ave., and the County Engineer does not agree with allowing a point source discharge along the edge of Hillside Ave. Alternatives will need to be proposed.

2) Access

- a) Access to the existing and proposed manufactured homes park is located off Fostoria Ave. to the east. The current grade of the access to the park appears to be relatively steep. Confirmation that Emergency vehicles can adequately navigate the grade should be reviewed.

Paul W. DeButy, P.E., P.S., Chief Deputy
Thomas W. Bender, P.E., Project Design Engineer
Gregory E. Fitzsimmons, Maintenance Superintendent

Kenneth D. Fenton, P.S., Deputy Engineer
Richard E. Hankison, P.S., Tax Map Supervisor
Robert W. McClure, Engineering Technician 2

NEIGHBORHOOD PETITION TO OPPOSE REZONING CASE # S-2022-05

I, Robert Craig, do hereby verify that I collected the information contained on this document and the persons whose names are listed here on did sign this document in my presence and that I witnessed their signature for the purposes stated herein.

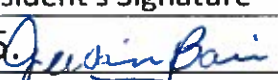
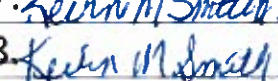
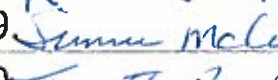
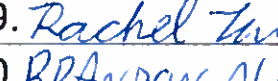
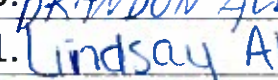
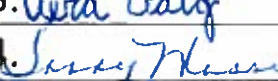
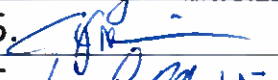
Robert Craig, resident of 124 N Fostoria Ave, Springfield, Ohio 45503

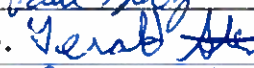
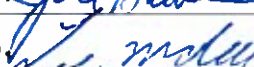
We, the undersigned, wish to place on record our opposition to the rezoning request to expand the existing manufactured home park.

Resident's Signature	Printed Name	Address
1. 	Robert Craig	124 N. Fostoria Ave
2. 	Connie Craig	124 N. Fostoria Ave
3. 	Seanna Kilgore	212 N. Fostoria Ave
4. 	Rich Kilgore	212 N. Fostoria Ave
5. 	Pamela Ramey	230 N. Fostoria Ave
6. 	Andrew Ramey	230 N. Fostoria Ave
7. 	CHARLES SEARS	2850 AUSTIN AVE.
8. 	RANDEE SEARS	2850 AUSTIN AVE
9. 	Bob Merchant	2854 Birch Ave
10. 	James Richards	129 N Fostoria Ave
11. 	Amanda Hernandez	129 N. Fostoria Ave
12. 	Lori Rowland	218 N. FOSTORIA AVE
13. 	Mitchell Lauchard	209 N. Fostoria Ave
14. 	Danielle Sagers	209 N. Fostoria Ave
15. 	Kaleb Pace	11123 N Fostoria Ave
16. 	Joe Gilmore	117 N Fostoria Ave
17. 	Elizabeth Fleming	117 N. Fostoria Ave
18. 	Chris Sizemore	224 N Fostoria Ave
19. 	Patsy Sizemore	224 N. Fostoria Ave

Resident's Signature	Printed Name	Address
20. <i>Antoinette McCluskey</i>	Antoinette McCluskey	234 N Fostoria Ave
21. <i>Karen Wynne</i>	KAREN WYNN	375 N Fostoria Ave 45503
22. <i>Bryce Ramsey</i>	Bryce Ramsey	230 N Fostoria Ave
23. <i>Mindy Smith</i>	Mindy Smith	227 N. Fostoria Ave
24. <i>Amber Smith</i>	Amber Smith	227 N. Fostoria Ave
25. <i>Brandy Lauer</i>	Brandy Lauer	233 N. Fostoria Ave
26. <i>Bobbie Shelton</i>	Bobbie Shelton	233 N. Fostoria Ave
27. <i>Greg Ryan</i>	GREG RYAN	221 N Fostoria Ave
28. <i>Kent Richards</i>	KENT RICHARDS	203 N. Fostoria Ave
29. <i>Roger Richards</i>	Roger Richards	203 N Fostoria Ave
30. <i>Bruce A Wagle</i>	BRUCE A. WAGLE	108 ROSELAND AVE E
31. <i>Barbara A Wagle</i>	BARBARA A WAGLE	108 Roseland Ave E
32. <i>Julie McNary</i>	Julie McNary	114 Roseland Ave E
33. Handwritten signature	Handwritten signature	202 Roseland Ave E
34. <i>Juliana Foley</i>	Juliana Foley	208 Roseland East
35. <i>John Bell</i>	John Bell	210 Roseland East
36. <i>Burkha Bell</i>	Burkha Bell	210 Roseland Ave East
37. <i>Vicki Wallace</i>	VICKI WALLACE	220 Roseland E
38. <i>William E. Moore</i>	William E. Moore	302 Roseland Ave
39. <i>Kathy Moore</i>	Kathy Moore	310 Roseland Ave E
40. <i>Donald Moore</i>	Donald Moore	310 Roseland Ave E
41. <i>David M Hilbert</i>	David M Hilbert	318 Roseland Ave E
42. <i>Roger Travis</i>	Handwritten signature	324 Roseland
43. <i>Danille Frock</i>	Danille Frock	" "
44. <i>William Stalker</i>	William Stalker	402 Roseland Ave
45. <i>Joanne E Stalker</i>	Joanne E Stalker	" "
46. <i>Jane Baldwin</i>	Jane Baldwin	330 Roseland Ave
47. <i>John West Jr</i>	John West Jr	1600 Kiarr St

Resident's Signature	Printed Name	Address
48. 	Lillian West	320 Roseland Ave East
49. 	Brianna Thompson	330 Roseland Ave East
50. 	Melissa Taylor	330 Roseland Ave East
51. 	Cathy Keys	400 Roseland Ave. East
52. 	Mark Hobler	400 Roseland Ave.
53. 	Cynthia A. Erter	404 Roseland Ave.
54. 	STAN N. ERTER	404 ROSELAND AVE. E.
55. 	Slaw G. Stoken	410 Roseland Ave
56. 	JERRY MANSFIELD	403 ROSELAND AVE W.
57. 	Jim Bigner	320 Roseland W
58. 	Monka Bryan	320 Roseland W
59. 	LORRAINE ROBERTS	325 ROSELAND AVE E
60. 	TONY ROBERTS	325 ROSELAND AVE E.
61. 	Bonita Nicholson	317 Roseland Ave E
62. 	Lucille Mitchell	313 Roseland East
63. 	Diane Candia	229 Roseland East
64. 	Derek Rodgers	130 Roseland East
65. 	Steve Southward	129 Roseland Ave E.
66. 	Renee Southward	129 Roseland Ave E
67. 	SHEENA BROOK	23 Roseland Ave W
68. 	GEORGE E. CAMISS	23 Roseland Ave W
69. 	Grace Terrell	27 Roseland W
70. 	DONALD A. PALKO	109 ROSELAND AVE WEST
71. 	DAVID MOORE	116 Roseland
72. 	Eldon Cheever	207 Roseland W
73. 	DEMETRIS MC	129 Roseland Ave W
74. 	KATHERINE P. KALINOS	100 ROSELAND AVE W

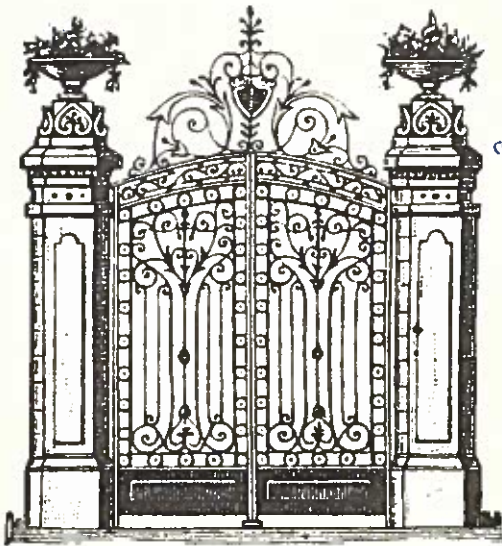
Resident's Signature	Printed Name	Address
75. 	Jerisann Bair	206 N. Fostoria Ave
76. 	Trevin Bair	206 N. Fostoria Ave
77. 	Kevin M Smith Jr	207 N. Fostoria Ave
78. 	Kevin M. Smith Jr	207 N. Fostoria Ave
79. 	Summer McClary	234 N Fostoria
80. 	Timothy Bush	234 N Fostoria
81. 	TERRY Foley	208 East Roseland Ave
82. 	Drew Thompson	316 Roseland Ave
83. 	Ashely Aldridge	308 Roseland Ave
84. 	Zakree Buccitelli	309 Roseland Ave. W
85. 	Eryn Stenberger	309 Roseland Ave W
86. 	Shirley Landes	303 Roseland W
87. 	Lori Buchanan	209 Roseland W
88. 	Dustin Knox	212 Roseland W
89. 	Rachel Knox	212 Roseland W
90. 	BRANDON ALDEN	222 ROSELAND AVE W
91. 	Lindsay Alden	222 Roseland Ave W
92. 	Julie Buchanan	227 Roseland Ave W
93. 	Cierra Craig	109 Roseland Ave W
94. 	SANDY MASSIE	104 ROSELAND AVE W
95. 	Guy Massie	104 ROSELAND AVE W
96. 	Jacob Massie	104 Roseland Ave W
97. 	Kathy Hilbert	318 Roseland Ave E
98. 	Doug Christman	22 Roseland Ave
99. 	PAYTON CHRISTMAN	22 Roseland Ave
100. 	MIKE BROWN	123 Roseland Ave E
101. 	Jonathan Thompson	207 Roseland Ave East

Resident's Signature	Printed Name	Address
102. 	JEREMY SCHNITZLER	312 ROSCIANO AVE E.
103. 	Robyn Stultz	2731 Hillside ave
104. 	Paul Stultz	2731 Hillside ave
105. 	GERALD STULTZ	2735 Hillside Ave
106. 	Brenda Stultz	2735 Hillside
107. 	Joel Anderson	2809 Hillside
108. 	LEE malone	2825 Hillside NW.
109. 	Robert Rees	2825 Hillside
110. 	Courtney McGregor	2206 Beatrice St
111. 	Dimitris Nick	2825 Hillside
112. 	Amy C. Tabesh	2831 Hillside Ave
113. 	STEVE HARLEN	309 N. FOSTORIA
114. 	STEVE DEWITT	117 ROSCIANO

208 East Roseland Ave
Springfield, OHIO
45503

DEAR JENNIFER,

I wanted to write to let you know that I oppose the REZONING of the 7.07 acres of land to allow for the addition of more trailers (25). At 2730 East Main St. The owner of the property ignores the complaints of the people now living in the trailers at this site. The increased traffic at Kroger has



been a real problem since the closing of the Kroger Store on South Limestone St. I've seen cars drive down the hill from the rear lot behind Kroger on the grass and almost hit delivery trucks. The families on Fostoria Ave have real concerns too with traffic and water flowing down the hill. There is enough problem without adding more problems to the area. It would be a real mistake to add more trailers to this site.

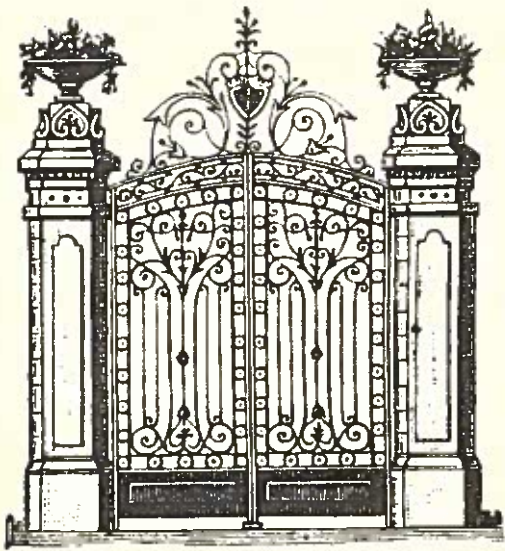
Sincerely,

Teresa Foley

JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Five horizontal lines for writing.

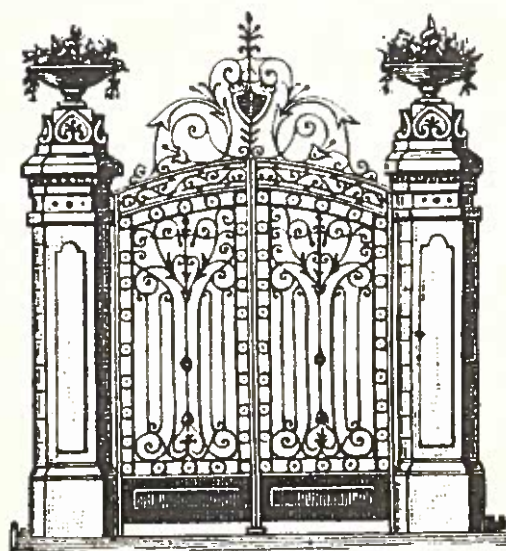


Five horizontal lines for writing.

JAN			FEB			MARCH			APRIL			MAY			JUNE			JULY			AUG			SEPT			OCT			NOV			DEC		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31					

This note concerns the planning of an expanded trailer park, north of Roseland, East and West. As a resident of Roseland, this expansion will change the daily lives of so many - both on Roseland and Fostoria, as well. We like the quiet, safe circle. We

appreciate and enjoy the "green space", at the north end of Roseland. The safety concerns for trucks/cars going to the trailer park on Fostoria are numerous and truly worrisome. We don't not want this change - no good will come of it and the safety of families due to the increased traffic, will be a true concern.



Juliana Foley
208 Roseland, East

JAN FEB MARCH APRIL MAY JUNE JULY AUG SEPT OCT NOV DEC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

Springfield Township Board of Trustees
2777 Springfield Xenia Rd
Springfield, OH 45506

RE: Rezoning Case # S-2022-05 – 2730 E Main St

To the Springfield Township Board of Trustees:

We would like to share our concerns with the proposed expansion of the manufactured home park.

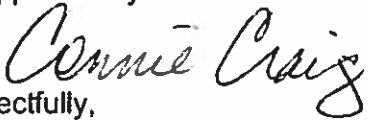
We live on North Fostoria Avenue and own 10 other properties in this neighborhood. On a daily basis, we witness significant traffic volume travel past these homes on their way to the only current access point to this park, rarely adhering to the posted 25 mph speed limit.

Since this property's address is designated as East Main St, there should be a requirement to maintain an access point from that street that would minimize unnecessary additional traffic through our neighborhood. In the past, Bock St had an access point through the Kroger parking lot. This did improve the traffic in our area, but the decision was made to block that access point without any consideration or notification to any of us.

With the doubling of the number of homes and the expectation noted in the letter of 2 cars at each new location, this would cause a quadrupling of traffic into our small community.

We ask that primary traffic no longer be routed through our neighborhood. The access point at the end of Bock St should once again be opened and no additional homes should be added to this park.

We appreciate your consideration in this matter.

 
Respectfully,

Robert and Connie Craig
124 N Fostoria Ave
Springfield OH 45503



Springfield Township
2777 Springfield Xenia Rd.
Springfield, Ohio 45506
Phone: (937)322-3459
Fax: (937) 322-9934

April 12, 2022

A phone call was received from Loraine Roberts and Tony Roberts stating they are opposed to the manufactured home rezoning.

Their concerns are: privacy, quiet neighborhood, clean neighborhood, property value, and increase traffic, access into the park, sewer problems, and good neighbors moving away.

They are unable to attend the meeting on April 12, 2022 and wanted their concerns heard.

Loraine and Tony Roberts

25 Roseland East

Springfield, Ohio

Website: www.spfldtwp.org