

RECORD OF PROCEEDINGS

Held _____

Springfield Township Trustees

April 26th, 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: Lisa Ringwalt, Mary Ann Schmidt, Wayne Morris Sprigle, Dan Oakley, Casey Lee, Dale Henry

Zoning Public Hearing on Case # Z-2022-004

Planning Staff

Jennifer Tuttle This is case SA-2022-01 this is a Text Amendment. This is a request to remove the Eastern Edge Corridor Plan Overlay District, which is chapter 1142 from the Township Zoning regulations. This Overlay Plan is a Comprehensive Plan to facilitate growth and development along East Nation Road Corridor from Spring Street to Newlove Road. This was adopted in 2008 by Springfield Township. It divided different areas, with very specific requirements in those areas. During the Bridgewater development, that case was brought to the CEDA Development Commission the Springfield City decided that they were not going to follow the Eastern Edge Corridor District. Their legal counsel stated they didn't have to follow this plan.

It is our recommendation to remove the Eastern Edge Corrido Plan Overlay District. (Exhibit A)

Held

QUESTIONS FROM TRUSTEES

Tim Foley I volunteered a lot of time, along with others to implement this plan, and it is a shame that this plan has been disregarded.

OPEN TO THE PUBLIC 5:35PM**PROPERTY OWNER AND REPRESENTATIVE****IN FAVOR FOR THE RE ZONING****NONE****AGAINST THE RE ZONING****NONE****Close the Public Hearing the time is 5:36 PM****Deliberation among the Trustees**

John Roeder I don't understand how Springfield City can just decide they don't want to follow this plan.

Jennifer Tuttle During the Bridgewater CEDA Meeting, it was pointed out that the plan still exists and during that meeting they stated that legal counsel said it did not have to be followed. That is in the meeting minutes and on public record. The correct process on that would have been to get a variance.

Resolution: Z-2022-004

BE IT FURTHER RESOLVED by the Township Trustees

ZONING TEXT AMENDMENT

WHEREAS, an application for a Text Amendment to remove Chapter 1142, Eastern Edge Corridor Plan Overlay District from the township's zoning regulations has been filed by the Springfield Township Zoning Commission; and

WHEREAS, the CEDA Regional Planning Commission heard this text amendment case on March 3, 2022, and has recommended to the Township Zoning Commission that the text amendment request be approved as presented; and

WHEREAS, the Township Zoning Commission on March 16, 2022, following said hearing, passed a motion recommending to the Township Trustees that the text amendment be approved as presented; and

WHEREAS, the Township Trustees held their public hearing on April 26, 2022.

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio, approve the text amendment Case #SA-2022-01 as presented.
Held _____

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

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

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 5:40 PM

Next Case

Zoning Public Hearing on Case # Z-2022-005

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-2022-02 this is a Comprehensive Rezoning Map Amendment to rezone +/-80 parcels from A/R-1 (split zoned properties) to the proper "R" or "A" District for continued use single-family residential. A portion of the property is zoned A, Agricultural and R-1, single Family Residential. It was discovered this split zoning dates back to the original adoption of zoning for Springfield Township in 1974. In your packet there are 80 parcels listed. I have noted which residents want to leave their zoning the way it is. They are:

(Exhibit B)

RECORD OF PROCEEDINGS

Minutes of

1500 Fairfield Pk

2555 Old Author Rd

Meeting

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

1411 W Possum Rd

Arthur Rd (3000600009000115)

Held

1471 W Possum Rd

2352 Old Arthur Ave

1420 W Possum Rd

Arthur Rd(3000600009000085)

1470 W Possum Rd

2352 Old Arthur Ave

1474 W Possum Rd

3808 Old Columbus Rd

2556 Old Arthur Rd

3766 Old Columbus Rd

3224 Columbus Ave

3132 Columbus Ave

3148 Columbus Ave

0 E Possum (3000700031000062)

The above residents have opted out of this Rezoning.

This is a no cost for this rezoning at this time.

QUESTIONS FROM TRUSTEES

Tim Foley Is there any disadvantage to this process?

Jennifer Tuttle No, there will be no change to Property Taxes. Zoning does not determine having animals. That is an entirely different process.

OPEN TO THE PUBLIC 5:52PM

PROPERTY OWNER AND REPRESENTATIVE

IN FAVOR FOR THE RE ZONING

NONE

AGAINST THE RE ZONING

Dan Oakley 2663 Springfield Xenia Rd

Wanted information on why it cannot stay the way it is.

Jennifer Tuttle

You have 2 zoning districts, part R and part A. We are trying to have you in 1 zoning. Your setbacks would be less by putting this property in the correct zoning. Over an acre you could have animals.

Dan Oakley

I would like to opt out.

Rebuttal by Property Owner

Close the Public Hearing the time is 5:55 PM

Deliberation among the Trustees

RECORD OF PROCEEDINGS

Minutes of _____
BARRETT BROTHERS - DAYTON, OHIO

Meeting _____
Form 6101

Held _____

Resolution: Z-2022-005

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application for a Comprehensive Rezoning Map Amendment to rezone +/- 80 parcels from A/R-1 (split zoned properties) to the proper "R" or "A" District for continued use single-family residential has been filed by the Springfield Township Trustees; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case on March 3, 2022, and has recommended to the Township Zoning Commission that the rezoning request be approved as presented; and

WHEREAS, the Township Zoning Commission on March 16, 2022, following said hearing, passed a motion recommending to the Township Trustees that the rezoning request be approved as presented; and

WHEREAS, the Township Trustees held their public hearing on April 26, 2022.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio, approve the Comprehensive Rezoning Case #S-2022-02 as presented.

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

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

RECORD OF PROCEEDINGS

Minutes of _____

Meeting _____

BARRETT BROTHERS - DAYTON, OHIO

Form 6101

Held _____

MOTION TO ADJOURN 5:57PM

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