

RECORD OF PROCEEDINGS

Minutes of

Meeting

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

Held Springfield Township Trustees 20 April 23rd, 2024

Rezoning Hearing

Meeting called to order by Jim Scoby, President Beginning 5:30 PM

Board Members Roll Call

Trustee John Roeder	Present
Trustee Jim Scoby	Present
Trustee Tim Foley	Present
Fiscal Officer Mark Smith	Present

Mr. Scoby Explained the Public Hearing Process, and asked for the Staff Report on the following cases:

- 3825 Old Clifton Rd, Springfield, Ohio
- 2211 W Possum Rd, Springfield, Ohio

Employee / Visitors in Attendance

Employees: Jennifer Tuttle, Vicki Gundolf,

Visitors: Judy Sheridan, Lindsay Sandella, Caren Painter, Hearther, Collinsworth, Brittni Sample, Diann (?), Fritz and Diane Jeanneret, Tami and Mike Randall, Janet Back, Susan Schecler, Robert (?), Olivia Gould, (refer to sign in sheet for names not legible)

Zoning Public Hearing on Case # 2024-Z001

Planning Staff

Jennifer Tuttle

Case# S-2024-01

Property Owner: KPT RE LLC (Ryan Harris)

Applicant: Caren Painter (Creative Learning Workshop)

Agent: Andrew Mullen (Industrial Brokerage Services)

Request: Rezone 5.4 acres from A (Agricultural District) to OR-1 (Office Residential District) for adult day services, including day habilitation and vocational services, for adults with developmental disabilities. Location: 3825 Old Clifton Road; PID# 3000700025000046, 3000700025000047, and 3000700025000108

Note: Combine all 3 parcels into 1 parcels. If parcels are not combined, 3 separate dwellings or permitted structures could be constructed; 1 structure on each parcel.

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Notifications of this hearing was posted in the Springfield News and Sun and residents within 300 ft of this location received letters in the mail.

GOVERNMENT FORMS & SUPPLIES 244-224-3338 FORM NO. 10048

Held _____ 20 _____
Acreage: 5.4 +/-

Existing Zoning: A

Existing land Use: Vacant, former school

Surrounding Zoning & Land Use:

A, Agricultural; R-1, Single-Family Residential

Floodplain: No

ROW Thoroughfare Plan: 60 ft.

The plan is to use the existing building, no new structures are presented at this time. They will utilize the parking lot, and the back field as is. No exterior changes.

There will be 3 transit buses, 7 employees, and the max of 30 clients, which are not there all at the same time.

Explanation of Request

Adult Daycare (Adult Day Support) Programs offer supervised learning and recreational activities.

Day Habilitation Programs are programs designed to maximize a person’s independence in activities like daily living, personal health and safety, socialization, decision making, communication, motor skills, and problem solving.

Vocational Services onsite can be general packaging or mechanical assembly. CLW has stated they offer Vocational Services to assist with labor intensive projects. Examples can include mailing service, stapling, sorting, kit assembly, pick and pack, folding, and hot or cold glue application. CLW stated no mechanical assembly that would require heavy machinery will be used at this location.

The current zoning does not fit the permitted usage under A – Agricultural District, and will need to be zoned OR-1 listing: Nursery or child care centers. A copy of the state certification/license shall be provided.

Section 904 Required Conditions. No Zoning Certificate shall be issued for an “OR-1” use until the applicant shall have certified to the Zoning Inspector that:

A. Such building shall front onto a collector or arterial street with a right-of-way of sixty-two (62) feet or more as established on the Official Thoroughfare Plan for Clark County.

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Field 20
B. The office establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor.

C. Not alteration of the principal residential structure shall be made which changes the essential appearance thereof as a dwelling.

All rezoning cases go through tech review:

The Fire Department:

The Fire Department has the following input.

*Must be completely up to State Fire Codes that are indicated for this type of building and activities.

*Fire Safety and Evacuation Plan for emergencies

*Would like to see a KNOX BOX with keys to all areas for the building and updated emergency contact list for the facility.

*Obviously we would do an inspection prior to the proposed start date.

*Are there going to be any special medical issues with occupants that the Fire Department should be aware of.

*Will there be a nurse staffed at the facility.

*Would like to make sure that gaining entrance to the building is acceptable (Fire Lanes and Parking)

The Health District

Has no requirements for the property at this time.

The Clark County Engineer

The County Engineer has reviewed the request by KPT RE LLC to rezone 3 parcels totaling 5.4 acres from A (Ag. District) to OR-1 (Office Residential District) for adult day services, including day habilitation and vocational services, for adults with developmental disabilities at 3825 Old Clifton Rd.

1) Drainage

a) This property slopes away from Old Clifton Rd. to a low area in the middle of the property. The low area eventually outlets into the farm field to the northwest which is relatively flat with minimal drainage relief. The low area in the middle of the proposed rezoning property is located in the grassy area to the west of the existing playground. This low area on the property appears to lay wet due to the flat topography in this area.

b) No additional impervious area has been proposed with this request. If additional impervious areas or structures are required in the future, the property owner must comply with the Clark County Storm Water Management & Sediment Control Regulations administered through the Clark County Engineer's Office.

2) Access

a) The two 1.16 acre parcels each have an existing drive access to Old Clifton Rd. No additional access to Old Clifton Rd. has been requested at this time. If

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additional access is requested, a drive permit from the Clark County Engineers Office shall be required.

b) The existing 3.01 acre parcel is currently landlocked. Typically, a landlocked parcel in Clark County has an agriculture land use. Since the rezoning request for this property will be changed from an Ag. District to an Office Residential District, the Clark County Engineer recommends the applicant combine all three parcels with the rezoning request. One parcel will fit with the land use for this property as well as provide legal access to the complete property.

Based on the information available and taking into consideration the points made concerning drainage & access, the Clark County Engineer defers to staff for the variance request.

The property was most recently owned by the Clark Shawnee Local School District and was used as its Kindergarten Village. Prior to the school, the property was used as a Church/place of worship. The property has been vacant since May 2021.

Staff Recommendation

Staff recommends the Applicant’s request to Rezone 5.4 +/- acres from A (Agricultural District) to OR-1S’ (Office Residential District Specific Use) for adult day services, including day habilitation and vocational services, for adults with developmental disabilities and permitted uses in the R-1 thru R-4 Zoning Districts be approved subject to the following:

Approval from Clark County Combined Health Dept. for on-site water and sanitary sewers, if required.

Approval from the County Engineer’s office for stormwater, if required.

Approval from the Springfield Township Fire Chief.

The requested rezoning with the Specific Use designation would not have an unreasonable impact on the surrounding community and will maintain the public health, safety, and general welfare because of the existing residential uses and prior similar uses within the area. The requested zoning to OR-1 is compatible and in compliance with the Land Use Classification of Rural/Agricultural. The proposed use meets the requirements of Article 29, Section 904: The existing building fronts a collector street as established on the Clark County Thoroughfare Plan. The establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor. No alteration of the existing principal structure shall be made which changes the essential appearance.

Staff feels the Specific Use Designation for adult day services including day habilitation and vocational services for adults with developmental disabilities and permitted uses in the R-1 thru R-4 Residential Districts follows the overall

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intent for the Rural/Agricultural Secondary Use. The impact to the adjacent property owners and the surrounding community is reasonable, as it is similar to the prior school and church use. The proposed rezoning is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan.

Specific Use- OR-1 (Office Residential)
Adult day services, including day habilitation and vocational services, for adults with developmental disabilities.
R-1 – R-4 Section 501 Permitted Uses
A. Single family detached dwellings.
B. Public, parochial, and other private elementary and/ or high schools offering courses in general education and not operated for profit.
C. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]
Specific Use is a land use control that limits the uses to only those listed with the Specific Use.
Case #S-2024-01

CEDA RECOMMENDATION
Specific Use
Adult day services, including day habilitation and vocational services, for adults with developmental disabilities.
R-1 – R-4 Section 501 Permitted Uses
A. Single family detached dwellings.
B. Public, parochial, and other private elementary and/ or high schools offering courses in general education and not operated for profit.
C. Parks, playgrounds, community centers and libraries. [eff. 4-23-2015]

ZONING COMMISSION RECOMMENDATION
Specific Use
Adult day services, including day habilitation and vocational services, for adults with developmental disabilities.
R-1 – R-4 Section 501 Permitted Uses

A. Single family detached dwellings.
B. Public, parochial, and other private elementary and/ or high schools offering courses in general education and not operated for profit.
C. Parks, playgrounds, community centers and libraries. [eff.4-23-2015]

QUESTIONS FROM TRUSTEES

John Roeder Once they combine the 3 parcels, would they be able to add a structure?

Jennifer Tuttle They could as long as it is approved by Clark County Engineers Office and the Health Department

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OPEN TO THE PUBLIC 5:13PM

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

Held _____ Property Owner / Applicant _____ 20 _____

Sworn In:

Brittni Sample with CLW

I am the Provider Relations Manager for CLW.

Our Mission Statement is:

To provide hope and motivation, as well as social and life skills to people with developmental disabilities, so they can reach their maximum potential to become active and productive individuals in the community.

We have been a part of the Springfield Community for 16 years, currently located at the E. Leffel Lane since 2008. We have been providing a safe space for individuals to come and learn necessary life skills, to help them live independently as possible. A Lot of the skills we teach them, we take for granted.

The safety at our current location has developed into a concern for our clients. The location has been going downhill lately, so we are looking to find a safer location in Springfield.

We are not an industrial setting. We are doing small piece work jobs. These are jobs are to help with skills, and muscle memory, and earn a paycheck. We do not have machines.

We are not looking to expand.

Our transit buses are smaller and only run between 8am and 9am. Then return around 2pm.

Our school is only Monday thru Friday.

Some examples of their work is:
Using a shredder, count and bag items. Introducing them how to socialize with the public.

Tim Foley Will there be buses parked there all night?

Brittni Sample Yes

Tim Foley Will there be any other vehicles parked overnight?

Brittni Sample No

Tim Foley Is there a pending contract with KPT based upon the rezone?

Brittni Sample We are due to close next month.

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John Roeder How are you funded?

Held _____ 20 _____

Brittni Sample We are mostly working with clients who live in care facilities, so the funding comes from those facilities. We do have clients who are on Medicaid and have waivers. We also can work with someone who has funding that comes through the local county board of DD.

Tim Foley Will there be trucks delivering materials?

Brittni Sample We have a very small box truck. It is not an everyday occurrence, or even weekly.

Jim Scoby What is the main reason for leaving the current location?

Brittni Sample Safety.

IN FAVOR FOR THE RE ZONING

None

AGAINST THE RE ZONING

NONE

Closing the Public Hearing Portion of the meeting the time is 5:24PM
Deliberation among the Trustees

Tim Foley My observations not in any particular order:
Annexation and township rezoning are not the same. To be annexed, property must be contiguous with the city (touching) and apply to be annexed. If annexed, city zoning takes control and any existing township zoning can become null and void.

Currently, there is septic and well, limiting future expansion potential. Any future potential expansion would need storm water approval by the county.

Currently, there are 3 parcels all of which could have a single family home, outbuildings and farm animals.

Combining the 3 parcels limits the single family home to only 1 instead of potentially 3.

Vacant buildings can attract: rodents, squatters, become a fire hazard, etc.

Specific use allows for only certain uses and restricts others. The township trustees tonight have the authority to control and limit usage by designating specific use.

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~~MENT FORM 94-4 SUPPLIES 9/4/25 13338 FORM NO. 10148~~

Held _____ 20 _____

Prior uses for the structure have been for church and school and the proposed use is similar.

Adult day services including day habilitation and vocational services for adults with developmental disabilities seems like a reasonable request. Not only does it occupy the vacant structure but it helps those with disabilities.

Resolution: 2024- Z001

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Owner, KPT RE LLC, Applicant, Caren Painter, Agent, Andrew Mullen for property located at 3825 Old Clifton Rd., Parcel No. 3000700025000047, 3000700025000046 and 3000700025000108 to rezone ~5.4 acres from A (Agricultural District) to OR-1 (Office Residential District) for adult day services, including day habilitation and vocational services, for adults with developmental disabilities; and

WHEREAS, the CEDA Regional Planning Commission heard this rezoning case at their March 7, 2024 meeting and has recommended to the Township Zoning Commission that the rezoning request be approved as presented; and

WHEREAS, the Township Zoning Commission held a public hearing on February 21, 2024 and March 20, 2024 and, 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 23, 2024.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2024-01 as presented, OR-1S' (Office Residential District Specific Use) for adult day services, including day habilitation and vocational services, for adults with developmental disabilities and permitted uses in the R-1 thru R-4 Zoning Districts, A. Single family detached dwellings. B. Public, parochial, and other private elementary and/ or high schools offering courses in general education and not operated for profit. C. Parks, playgrounds, community centers and libraries).

Motion to approve by John Roeder
Second by Tim Foley

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Discussion

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

Roll Call

Held
Mr. Scoby Yes
Mr. Roeder Yes
Mr. Foley Yes
20

Mr. Scoby Explained the Public Hearing Process, and asked for the Staff Report

Zoning Public Hearing on Case # 2024-Z002

Planning Staff

Jennifer Tuttle

Case# S-2024-03

Property Owner/Applicant: Stephen N Gould
Request: Rezone 4.06 acres from A (Agricultural District) to OR-1 (Office Residential District) for a hair salon in an existing dwelling.
Location: 2211 W. Possum Rd.; PID# 3000600009000113
Notifications were mailed out and legal ad was in the paper
OR-1 will permit a Barber and beauty shop provided: it is a one chair operation, and the sole operator is the resident of the premises.

Section 904 Required Conditions. No Zoning Certificate shall be issued for an "OR-1" use until the applicant shall have certified to the Zoning Inspector that:

- A. Such building shall front onto a collector or arterial street with a right-of-way of sixty-two (62) feet or more as established on the Official Thoroughfare Plan for Clark County.
B. The office establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor.
C. Not alteration of the principal residential structure shall be made which changes the essential appearance thereof as a dwelling.

The applicant will have to stripe 2 parking spaces.

The fire department had no comments. The Health District has no requirements for the property at this time, except that any plumbing work that will be done for the addition of the salon needs to be completed under a plumbing permit by a licensed and registered plumber.

Soil and Water had no comments

Engineer's Office no comments, only asked if there would be additional access point.

Staff Recommendation

Staff recommends the Applicant's request to rezone 4.06 acres from A (Agricultural District) to OR-1S' (Office Residential District Specific Use) for a

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hair salon (beauty shop) in an existing dwelling and the single-family

GOVERNMENT OF OHIO RESOLUTION 2024-0034 FORM R-114
residential use in the R-1 thru R-4 Zoning Districts be approved.

~~The requested rezoning with the Specific Use designation would not have an~~
unreasonable impact on the surrounding community and will maintain the

public health, safety, and general welfare because of the existing residential uses. The requested zoning to OR-1S' is compatible and in compliance with the Land Use Classification of Rural/Agricultural as the hair salon is considered a small scale retail use (secondary uses). The proposed use meets the requirements of Article 29, Section 904: The existing building fronts a collector street as established on the Clark County Thoroughfare Plan. The establishment shall be conducted principally in daylight hours and shall not create a nuisance from noise, smoke, or odor. No alteration of the existing principal structure shall be made which changes the essential appearance.

Staff feels the Specific Use Designation for the one chair salon and permitted uses in the R-1 thru R-4 Residential Districts follows the overall intent for the Rural/Agricultural land use classification. The proposed rezoning will maintain the single-family residential use and a one chair salon is compatible with existing surrounding land uses or the land uses envisioned in the Comprehensive Plan.

CEDA and Zoning Commission both approved with the same specific use.

OPEN TO THE PUBLIC 5:36PM

Property Owner / Applicant

Sworn In

Olivia Gould- 2211 W Possum Rd

I am a licensed cosmologist for the last 12 but now would like to work from home. I have followed the rules for the State of Cosmetology for the State of Ohio. I have a business license and have been approved by the State of Cosmetology.

IN FAVOR FOR THE RE ZONING

None

AGAINST THE RE ZONING

NONE

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

Deliberation among the Trustees

Resolution: 2024- Z002

BE IT FURTHER RESOLVED by the Township Trustees

ZONING MAP AMENDMENT

WHEREAS, a rezoning application has been filed by Stephen Gould for property located at 2211 W Possum Rd, Parcel No. 3000600009000113, to rezone 4.06 acres from A (Agricultural District) to OR-1(Office Residential District) for a hair salon in the existing dwelling.; and

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WHEREAS the CEDA Regional Planning Commission heard this rezoning case at their March 7, 2024 meeting and has recommended to the Township Zoning Commission Held that the rezoning request be approved as presented; and 20

WHEREAS, the Township Zoning Commission held a public hearing on February 21, 2024 and March 20, 2024 and, 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 23, 2024.

NOW, THEREFORE, BE IT RESOLVED the Board of Trustees of Springfield Township, Clark County, Ohio approve the Applicants Rezoning Case #S-2024-03 as presented, OR-1S' (Office Residential District Specific Use) for a one chair hair salon in an existing dwelling and for the single-family residential use in the R-1 thru R-4 Zoning District.

Motion to approve by John Roeder

Second by Tim Foley

Discussion

Roll Call

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

Motion to adjourn 5:42PM

Motion to approve by Tim Foley

Second by John Roeder

Discussion

Roll Call

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

Board Certified

Tim Foley, Trustee

Jim Scoby, Trustee

John Roeder, Trustee

Mark Smith, Fiscal Officer

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Held _____ 20 _____