

**CITY PLANNING BOARD**  
**Springfield, Ohio**  
**Monday, January 8, 2018**  
**7:00 P.M.**  
**City Forum, City Hall**

**Meeting Minutes**  
**(Summary Format)**

Chairperson Charles Clark called the meeting to order at 7:00 P.M.

MEMBERS                      Ms. Kathryn Lewis-Campbell, Ms. Trisha George, Ms. Jeannette Anderson, Mr. Ravi Shankar, Mr. James Smith, Mr. Charles Harris, Ms. Charlene Roberge, and Mr. Charles Clark

MEMBERS ABSENT:        None.

OTHERS PRESENT:        Stephen Thompson, Planning, Zoning, and Code Administrator, Cheyenne Pinkerman, Community Development Specialist, and other interested parties.

**SUBJECT: Meeting Minutes Approval –December 11, 2017**

Mr. Clark asked for a motion.

Ms. Roberge made a motion to approve the minutes. Seconded by Ms. Lewis-Campbell.

The minutes were unanimously approved by voice vote.

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**Case # 18-Z-01 Rezoning request from Ryan Gould to rezone 2440 E High St. from CO-1, Commercial Office District to CC-2, Community Commercial District**

Mr. Thompson gave the staff report.

**BACKGROUND:**

The applicant is requesting to rezone 2240 E High St from CO-1 to CC-2. The applicant wishes to open a used car sales lot. It was previously used as an office. Car sales are a conditional use in the CC-2 district and require approval from the Board of Zoning Appeals.

**ANALYSIS:**

**Land Use Plan and Zoning:**

The Crossroads Comprehensive Plan for Clark County Communities shows this area as “Mixed

Use.”

The purpose of this district is to provide locations for the development of community shopping and business areas, which serve a major segment of the community population.

CC-2 allows for the following uses:

**Principal**

- (a) Business service establishment, except a drive- in facility.
- (b) Club.
- (c) Food locker.
- (d) Meeting hall.
- (e) Museum and art gallery.
- (f) Office use allowed in the CO-1 District.
- (g) Personal service establishment, except a drive- in facility.
- (h) Retail establishment (including a restaurant), except those uses listed as conditional uses.
- (i) Theater.
- (j) Financial Institution.
- (k) Hotel or motel.

**Conditional Uses**

- (a) Animal specialty service, veterinary clinic, and animal hospital. Such uses shall be subject to the following requirements:
  - (1) The facility shall have no outside runs.
  - (2) Animals shall not be housed outside nor shall cages be stored outside.
  - (3) The building housing the facility shall be sound proofed to minimize the transmission of sound outside the walls of the building. A minimum sound transmission coefficient of 40 shall be maintained.
  - (4) All facilities shall be constructed and maintained in such a manner so as to prevent the emission of noxious or offensive odors.
  - (5) The facility shall be limited to the care of small domestic animals.
- (b) Automobile and truck oriented use.
- (c) Cemetery.
- (d) Day-care center.
- (e) Commercial recreational use.
- (f) Dwelling located above the ground floor of another principal use allowed in this district, provided the density does not exceed one (1) dwelling unit per 1,800 square feet of lot area.
- (g) Funeral home subject to the requirements of 1135.
- (h) Public utility or public use.
- (i) Religious institution.
- (j) School, specialized private instruction.
- (k) Emergency housing, provided there shall be at least 300 square feet of lot area for each permanent resident and 200 square feet for each guest.
- (l) Drive-in facility for a financial institution.

(m) Mini -warehouse or self-storage facilities subject to the following requirements:

- (i) Such mini-warehouse or self-storage facilities must be located at the rear of a lot used for other CC-2 purposes.
- (ii) The lot on which such use is permitted must have frontage on a thoroughfare as the same is shown on the adopted Thoroughfare Plan of The City of Springfield, Ohio, and entrance and exit to such use shall be from such thoroughfare.
- (iii) All drives and parking areas serving the use shall have a paved surface such as asphalt, concrete, or like material.
- (iv) Any such use on a lot located within 150 feet of or abutting a lot having a residential use in an R district shall be screened in accordance with the requirements of Section 1161.02(h) of this Zoning Code.
- (v) There shall be one (1) off-street parking space for each 3,000 square feet of storage and such off-street parking shall be subject to Section 1158.02(b) of this Zoning Code.

(n) Community Center, subject to the requirements of Chapter 1135.

Surrounding Land Use:

The proposed zoning is consistent with surrounding land uses.

Thoroughfare Plan:

Titus Rd. is classified as a Primary Arterial roadway.

**STAFF RECOMMENDATION:**

Approval of the request to rezone 2440 E High St. from CO-1, Commercial Office District to CC-2, Community Commercial District.

Ms. Roberge asked if there were any complaints.

Mr. Thompson stated there were no complaints, but he had a call from someone asking what the applicant had planned to use the property for.

Ms. Roberge questioned if the City Planning Board agreed to rezone to CC-2, would the applicant still have to apply for the variance.

Mr. Thompson stated it would be a conditional use from the Board of Zoning Appeals.

Mr. Clark asked if there were any other questions for Mr. Thompson. Hearing none, Mr. Clark asked if the applicant would like to speak.

The applicant stated he had nothing to say.

Mr. Clark asked if there were any other interested parties that wished to speak.

Ms. Anna Hustead stated that she owned the business next to the applicant and had owned it for

20 years. Ms. Hustead explained that she was very familiar with the traffic patterns in the area. Ms. Hustead stated that having a used car lot on that street would not work for several reasons. Ms. Hustead explained that children coming school and the elderly often walk down that street. If there was a used car lot, people would be going in and out so often and it would put those people at risk. Ms. Hustead explained that there is hardly anywhere to park in that area now and she owns the biggest parking lot. Ms. Hustead explained that people are currently parking illegally in her parking lot and if the used car lot opens it would be even worse. Ms. Hustead explained that she would like the board to take her concerns into consideration and she would appreciate it if the used car lot were not approved.

Mr. Clark asked if there were any further comments or questions from the board.

Mr. Clark questioned which property she owned.

Ms. Hustead explained that she owned and operated the business next to the applicants.

Mr. Smith explained that the curb around the businesses presents a lot of traffic issues.

Ms. Hustead agreed with Mr. Smith and stated the speed was a main factor.

Mr. Ryan Gould, applicant, 2440 E. High St., explained that the proposed used car lot would only have four to five cars for sale at a time. Mr. Gould stated the cars would be in a specific area and there would be designated parking for interested customers. Mr. Gould explained that the building was previously occupied by a business and traffic was normal. Mr. Gould explained that the car lot would not be big and would be more of a hobby or side business.

Ms. Roberge questioned if the applicant had any other car lots.

Mr. Gould stated he did not and that he was trying to start his first business. Mr. Gould explained that he has a hobby business fixing cars up and would like to make it his full time job.

Mr. Clark questioned if the office space had been used recently.

Mr. Gould stated that the person that owned the business before him bought it in 2009.

Mr. Thompson stated that the previous business was a medical office.

Ms. Hustead explained that the business was up and running a year ago.

Mr. Smith questioned how many houses were along the property.

Mr. Thompson showed the residential area on the map.

Ms. Hustead explained if vehicles were parked where the applicant is planning, it would block her sign for business.

Mr. Clark asked if there were any other questions for the applicant.

Ms. Anderson questioned how many cars the applicant planned to have and how much turn over was expected.

Mr. Gould explained that a lot of his sales are over the Internet and the lot would act as a display lot for the vehicles he restores.

Mr. Clark explained that without a contract being signed that the applicant could not have any more than five vehicles at a time on the lot, there would be no way to regulate.

Mr. Gould stated that he understood but did not plan on doing anything major.

Mr. Smith asked if the applicant planned on doing any kind of repair on the vehicles.

Mr. Gould explained that he would not do repairs at that location, it would be in South Vienna at his shop.

Mr. Smith asked what the hours of operation would be.

Mr. Gould explained that he had a full time job. Mr. Gould explained he would mostly be operating as a side business and would be open on the weekends. Mr. Gould explained that he planned to get with engineering to figure out an asphalt parking lot in the rear of the property.

Ms. Roberge stated her concern would be the residential homes behind the property that would have to look out to a used car lot.

Mr. Clark stated that the rear of the property looks like it had previously been a parking lot.

The board members pointed out that the rear of the property was currently grass.

Mr. Clark explained that if parking was an issue, it would make since to expand the parking lot so people could park around back and not block Ms. Hustead's property.

Ms. Roberge stated that she felt customers would not pull around back and they would end up parking in Ms. Husteads parking lot.

Mr. Clark stated he was not convinced that would happen and felt that Mr. Gould would monitor that and make sure that did not happen.

Ms. Roberge questioned what would happen if Mr. Gould were not there.

Mr. Clark questioned why cars would park there if Mr. Gould were not open.

Ms. Roberge explained that customers would stop to look at the cars.

Mr. Clark explained that the board had approved a used car lot on Burnett Rd. and that is a high traffic area. Mr. Clark stated he was not sure what was so different from this application to the one previously approved.

Mr. Smith explained that the location is along the curb and the curb is very dangerous.

Ms. Roberge agreed with Mr. Smith.

Mr. Smith explained the dangers of the curb.

Ms. Roberge expressed her concerns about the business impacting the residential property values.

Mr. Clark stated that there had been business in the location before and that he didn't see how it would impact the property values more than it already has.

Ms. Roberge explained that the car lot is a different kind of business than the others.

Ms. George explained that a business with green space is more appealing than a parking lot full of cars and stated she agreed with Ms. Roberge.

Mr. Clark stated that he did not hear the applicant state that the parking lot was definite. Mr. Clark explained that the parking lot would help with the concerns of Ms. Hustead.

**MOTION:** Motion by Ms. Roberge to approve Case # 18-Z-01 rezoning request from Ryan Gould to rezone 2440 E High St. from CO-1, Commercial Office District to CC-2, Community Commercial District. Seconded by Mr. Shankar.

**VOTE:**

YEAS: Ms. Lewis-Campbell, Mr. Shankar, Mr. Clark.

NAYS: Ms. George, Mr. Smith, Ms. Roberge.

ABSTAIN: Ms. Anderson.

Denied by roll call vote of 3 to 3 and 1 abstention. Motion Denied.

**SUBJECT: Board Comments:**

None.

**SUBJECT: Staff Comments:**

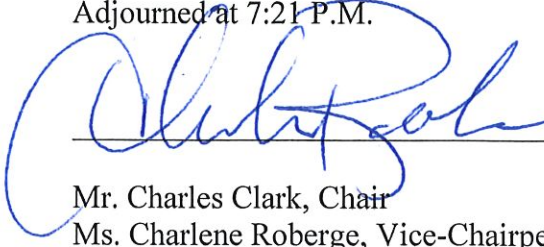
None.

**SUBJECT: Adjournment**

Motion to adjourn by Ms. Roberge, seconded by Ms. Anderson.

Approved by voice vote.

Adjourned at 7:21 P.M.



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Mr. Charles Clark, Chair

Ms. Charlene Roberge, Vice-Chairperson