

CITY PLANNING BOARD
Springfield, Ohio
Monday, July 9, 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. Charles Harris, Mr. Ravi Shankar, Mr. Alex Wendt, Mr. Charlene Roberge and Mr. Charles Clark

MEMBERS ABSENT: Mr. James Smith

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

Case # 18-RW-07 Right of Way Vacation request to vacate the first alley south of E Auburn Avenue from Erie Avenue west to the first intersecting north-south alley

Mr. Thompson gave the staff report.

Mr. Clark asked if the board members had any questions for Mr. Thompson.

Ms. Roberge question if there were any complaints.

Mr. Thompson explained there were no complaints, only questions.

Mr. Clark asked if the applicant would like to speak.

Ms. Batina Barian, 2132 Erie Avenue, Springfield, Ohio.

Ms. Barian explained that she would be speaking for the applicants. Ms. Barian explained there was a lot of crime happening in the section of alley they are requesting to vacate. Ms. Barian would like the alley vacated to protect neighbors and homes.

MOTION: Motion by Ms. Roberge made a motion to approve Case # 18-RW-07 Right of Way Vacation request to vacate the first alley south of E Auburn Avenue from Erie Avenue west to the first intersecting north-south alley. Seconded by Mr. Shankar.

VOTE:

YEAS: Ms. Lewis-Campbell, Mr. Shankar, Ms. Anderson, Ms. George, Mr. Harris, Mr. Wendt, Ms. Roberge and Mr. Clark

NAYS: None

ABSTAIN: None

Approved by roll call vote 8 to 0.

Case # 18-Z-03 Rezoning request from Midland Properties to rezone 130 S Burnett Rd. from G, Green Space, Park, & School District to RM-12, Low-Density, Multi-Family Residence District

Mr. Thompson gave the staff report.

Mr. Clark asked if the board members had any questions for Mr. Thompson.

Ms. Roberge asked if there had been any complaints.

Mr. Thompson explained there were no direct complaints. However, a neighborhood meeting was held and similar concerns were brought about from the previous rezoning case. Mr. Thompson explained that the applicant was able to answer their questions and concerns.

Ms. George questioned how dense medium density would be.

Mr. Thompson explained that it would be rezoned to low density multifamily. Mr. Thompson explained that low density would allow twelve units per acre. Mr. Thompson explained that the property was three acres which would allow for a total of thirty six dwellings.

Ms. George questioned if there would be a classification that would be smaller.

Mr. Thompson explained that low density is the least intense multifamily district. Mr. Thompson explained that the only thing less intense would be the single family residential district which would be an RS-5 or and RS-8.

Ms. George questioned the difference between the two.

Mr. Thompson explained that RS-5 allows for five dwellings and RS-8 allows for eight.

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

Mr. Peter Noonan, 1130 Vester Avenue, Springfield, Ohio.

Mr. Noonan explained that he was a representative for the schools. Mr. Noonan explained that the schools would like to sell the property to put the money back into the school system. Mr. Noonan explained that there was a need for housing in Springfield. Mr. Noonan explained that

the locations chosen was projected to be a good site for the plans.

Ms. Roberge questioned what the plans were for the lot east of the site.

Mr. Noonan explained the lot is designated as a detention for the water run off for Shaffer Middle school building. Mr. Noonan explained there is no other desire to change the use of that lot.

Ms. Roberge questioned if the schools would be open to a different zoning, such RS-5 or RS-8. Ms. Roberge explained that the previous concerns from neighbors were the amount of unit's and people that would be moving on that lot.

Mr. Noonan explained that there is not currently a user. The school board wants to rezone to the property to make it appealing to potential buyers.

Ms. Roberge expressed her concerns about having a three story apartment building if the zoning was changed.

Mr. Noonan explained that the new zoning would not allow for a three story building.

Mr. Thompson explained that the new zoning would allow for a structure up to thirty five feet. If the structure if thirty five that would limit the height of the ceilings but could potentially be a two story.

Mr. Noonan expressed his feelings towards developing the site with multifamily or single family homes. Mr. Noonan stated he believed it would be a great addition to Burnett Road.

Mr. Clark at what the current density was in that location.

Mr. Thompson explained that the zoning was mixed zoning. Across the street there were RN-44, RS-5 and CO-1.

Mr. Shankar questioned the commercial part of RN-12.

Mr. Thompson explained the uses could be a nursing home, bed and breakfast, or a club.

Mr. Noonan explained that would be commercial residential.

Mr. Clark asked if there were any further questions for the applicant. Hearing none, Mr. Clark asked if there were any other interested parties that wished to speak.

Ms. Shelly Boke, 171 Tranquil Dr. Xenia, Ohio.

Ms. Boke asked how many houses were taken down to build the new school.

Mr. Noonan stated there were a dozen homes.

Ms. Boke explained that she counted seven homes that were demolished to build the school. Ms. Boke questioned why they would replace those seven homes with low income housing.

Mr. Noonan stated that the housing was not low income. Mr. Noonan asked for the interested parties not to confuse this rezoning with the last request.

Ms. Roberge questioned if the zoning was changed, there would be a possibility of low income housing.

Mr. Noonan explained that he didn't think that that was a possibility.

Ms. Roberge explained that thirty six units could be going on the property and asked where it says that they could not be low income housing.

Mr. Noonan explained that the previous case was a tax credit project that required a low income pattern of renters. Mr. Noonan explained that the developers would have to go in front of the board again in order to put low income housing there.

Ms. Roberge asked Mr. Thompson to confirm.

Mr. Thompson stated that would depend on the development. If it's similar to the previous application, that was more of a plan development, they would need to go through the plan development process which goes in front of the city plan board.

Ms. George questioned if that would be forced by the number of units.

Mr. Thompson explained it would be forced by the type of development they want. If it requires a lot of variances, that becomes a plan development and would go in front of the board.

Mr. Noonan explained if the site was potentially developed with the thirty six units, they would still have to go in front of the board because that would require variances.

Mr. Doug Jewel, 2706 Maplewood Avenue. Springfield, Ohio.

Mr. Jewel explained that he thought they were attending to fight against what the request was. Mr. Jewel explained that unless there is something that states there would be no low income housing, the whole neighborhood is against it.

Mr. Fred Pitstick, 2647 East Main Street. Springfield, Ohio.

Mr. Pitstick explained his concerns were the intended use of the parcel. Mr. Pitstick read what the zoning would allow. Mr. Pitstick explained that the parcel was protected as it is. Mr. Pitstick explained if there was a projected use presented before the zoning was changed, it would be more likely for the neighborhood to support it. Mr. Pitstick explained that the potential uses are not good and unless there was something set in stone, the neighborhood would not support the zoning change.

Ms. Teresa Pitstick, 2647 East Main Street. Springfield, Ohio.

Ms. Pitstick explained her concerns about the sewer. Ms. Pitstick explained there were several issues with sewage flooding basements. Ms. Pitstick explained that the sewage issues would need to be addressed before adding more housing in that area.

Mr. Clark questioned if the city took the number of houses into consideration.

Mr. Thompson explained that when the building permit is applied for, the applicant would have to comply with the current codes as far as storm water utilities and maintaining the sewer. Anything that could be detriment to the neighborhood should be mitigated through the permit process.

Mr. Clark explained that issues had arose since the hospital was torn down.

Ms. Pitstick explained the problem had been ongoing for twenty years and was not from the hospital being torn down.

Mr. Clark questioned if steps would be taken to at least make sure if the houses were built the sewer problem would not get any worse.

Mr. Thompson stated that was correct.

Mr. Noonan suggested that might even better the chances of getting the problem fixed.

Ms. Roberge explained that the construction of the new school with the demolition of the seven homes has been a concern because the idea of putting more than seven homes on the lot would cause over population in the school. Ms. Roberge stated the schools are already full. Ms. Roberge revisited her previous question, would the school system consider an RS-5 or an RS-8 that would not put as many dwellings in this area.

Mr. Noonan explained that simply changing the number of units would not change the quality of construction or who would reside there. Mr. Noonan explained that the project are not going here.

Ms. Roberge explained that she was not talking about low income, she was talking about the number of dwellings. In an RS-5 the maximum amount of dwelling allowed would be fifteen verse thirty six.

Mr. Noonan explained that the school system was trying to take a piece of non-productive property off their books. Mr. Noonan explained that rezoning the property would be an opportunity for the school to generate real estate taxes.

Ms. Roberge counter argued that real estate taxes could be generated in and RS-5.

Mr. Noonan explained that wasn't the reason for rezoning. Mr. Noonan explained that intention

of the school system is to eliminate a property that has not use and putting it back into the community. Mr. Noonan explained that the community would benefit by adding more homes.

Ms. Roberge questioned why they couldn't rezone to an RS-5 or RS-8 if they were just wanting to add home to the community.

Mr. Noonan stated there would be no reason why it couldn't be rezoned to an RS-5 or and RS-8. Mr. Noonan explained that under that zoning there was a broader possible use which meant there could potential mean more buyers.

Ms. Roberge explained that the broader use is what scares the community.

Mr. Noonan explained he was unsure if the schools would be in agreeance for the RS-5 or RS-8 at that time.

Mr. Clark explained that he felt the main concern of the night was low income housing. Mr. Clark explained that the low income housing would have to go in front of the board again.

Mr. Noonan explained the process of developing low income housing.

Ms. Roberge questioned if the community would feel better about rezoning to RS5 or RS-8 and getting sue out of the land. Ms. Roberge explained they could recommend the zoning but would like to know how the community would feel about that.

Mr. Pitstick explained the uses under that zoning were more his concern.

Mr. Noonan explained that the school system plans to rezone any property that is zoned G due to its restrictions. Mr. Noonan explained that any conditional use under any zoning is required to go in front of the board for approval. Mr. Noonan explained that they are trying to find a way to make the property more marketable.

Ms. George explained that the senior housing will cause more volume and adding another thirty six dwellings will make it even more crowded.

Mr. Noonan explained that the senior housing was on eleven acres and if the developers for the senior housing wanted to extend to phase two, the area would need the same zoning that they are requesting.

Mr. Wendt questioned if the property was rezoned to RS-5 would the school still be able to offload the property.

Mr. Noonan explained that the zoning they were requesting would give them more potential buyers. Rezoning to an RS-5 would not make it to where they couldn't sell the property but would be harder due to the restrictions.

Mr. Pitstick explained that when this goes to commission they would like the radius to be

expanded to more than just 200 foot radius.

Mr. Thompson explained that the Ohio Revised Code requires a 200 foot radius and that what it followed.

Mr. Clark explained that for that particular case a larger radius was required.

Mr. Thompson stated that was correct and it was a different case.

MOTION: Motion by Ms. Roberge to approve Case # 18-Z-03 Rezoning request from Midland Properties to rezone 130 S Burnett Rd. from G, Green Space, Park, & School District to RM-12, Low-Density, Multi-Family Residence District. Seconded by Ms. George.

VOTE:

YEAS: Mr. Clark

NAYS: Ms. Lewis-Campbell, Mr. Shankar, Ms. Anderson, Ms. George, Mr. Harris, Mr. Wendt and Ms.. Roberge

ABSTAIN: None

Disapproved by roll call vote 7 to 1.

SUBJECT: Board Comments:

None.

SUBJECT: Staff Comments:

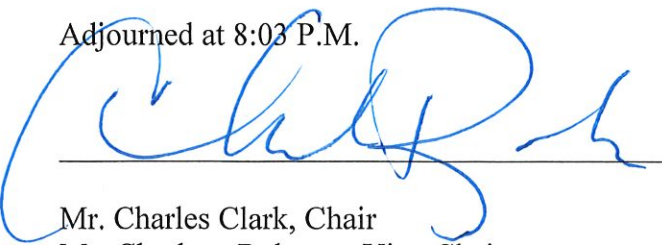
None.

SUBJECT: Adjournment

Motion to adjourn by Ms. Roberge, seconded by Mr. Harris.

Approved by voice vote.

Adjourned at 8:03 P.M.



Mr. Charles Clark, Chair
Ms. Charlene Roberge, Vice-Chairperson