

CITY PLANNING BOARD

**Springfield, Ohio
Monday, April 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. James Smith, Mr. Charles Harris, Ms. Charlene Roberge and Mr. Charles Clark

MEMBERS ABSENT: Mr. Ravi Shankar

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

SUBJECT: Meeting Minutes Approval –March 12, 2018

Mr. Clark asked for a motion.

Ms. Roberge made a motion to approve the minutes. Seconded by Ms. Anderson.

The minutes were unanimously approved by voice vote.

Case # 18-RW-01 Request to vacate the first alley northeast of Egmont Avenue from north right of way line of Lagonda Avenue northwest to the first intersecting alley.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any complaints.

Mr. Thompson explained that there were no complaints.

Mr. Clark asked if there were any further questions. Hearing none, Mr. Clark asked for a motion.

MOTION: Motion by Ms. Roberge to approve Case # 18-RW-01 Request to vacate the first alley northeast of Egmont Avenue from north right of way line of Lagonda Avenue northwest to the first intersecting alley. Seconded by Mr. Harris.

VOTE:

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

NAYS: None

ABSTAIN: None

Approved by roll call vote 7 to 0.

Case # 18-RW-02 Request to vacate the first alley south of Irwin Avenue from west right of way line of Ludlow Avenue west to the first intersecting north-south alley, approximately 160.95'

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any complaints.

Mr. Thompson explained that the resident at 1617 Irwin Avenue had a garage in the alley. Mr. Thompson explained that the resident at 1617 Irwin Avenue would be able to access his garage from Baldwin Avenue. The resident felt that closing the alley would make it difficult to pull in his garage due to the angle they would have to turn. Mr. Thompson explained that the resident at 1617 Irwin Avenue was present.

Ms. Roberge questioned why an alley would be considered for vacating if it would impact a resident accessing their garage.

Mr. Thompson explained that staff felt the resident would still be able to access the garage from Baldwin Avenue. Mr. Thompson explained that the applicant state they wanted to combine the parcels and green the area between the two. The applicant had no interest in going past their property line. Mr. Thompson explained that the resident at 1617 Irwin Avenue would still be able to access their garage.

Mr. Clark questioned if the alley could partially be vacated or shortened so the resident could still have enough room to make the turn into the garage.

Mr. Thompson explained that the board could make the recommendation to vacate the alley up to the applicants parcel line.

Mr. Clark asked if there were any further questions for Mr. Thompson. Hearing none, Mr. Clark asked if any other interested parties would like to speak.

Mr. Roger Gochenouer, 1617 Irwin Avenue, stated that it would be very complicated if the alley was vacated due to the angle that he would have to go from Baldwin Avenue. Mr. Gochenouer explained there is a fence that made the angle so complicated. Mr. Gochenouer explained that in he would have to go past the garage, turn around and then park in his garage. Mr. Gochenouer explained that if the alley is vacated there would be no way to turn around.

Ms. Roberge asked if Mr. Gochenouer drove down the alley from Ludlow Avenue to enter his garage.

Mr. Gochenouer stated that was correct.

Ms. Roberge asked he exited the garage.

Mr. Gochenouer stated he backs out of his garage, makes a right turn and ends up on Ludlow Ave.

Ms. Roberge asked why he couldn't go the other way.

Mr. Gochenouer explained that he would have to completely turn around in order to go the other way. Mr. Gochenouer explained that a fence and a telephone pole makes it very hard to exit and enter the garage.

Mr. Harris explained that he couldn't make the sharp angle turn to pull in the garage.

Mr. Gochenouer state that was correct.

Ms. Roberge stated if the alley was vacated to the property line of 1617 Irwin, Mr. Gochenouer would be able to access his garage.

Mr. Gochenouer stated he could do that but doesn't understand why he is being inconvenienced as a property owner since 2000.

Mr. Clark stated he understands both parties concerns.

Mr. Gochenouer explained if he didn't have the issue of accessing his garage then he would have no problem with vacating the alley. Mr. Gochenouer explained by vacating the alley and causing the hard turn into the garage, it would decrease his property value.

Mr. Harris questioned if Mr. Gochenouer used his garage all the time.

Mr. Gochenouer responded yes. Mr. Gochenouer explained there is not room to make a swooping turn to get in his garage or car port if entering from Baldwin.

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

Mr. Benjamin Dutton, 519-524 Ludlow, representing the Plains Drifters, stated he disagreed with Mr. Gochenouer. Mr. Dutton explained that they are wanting to vacate the alley to plant grass. Mr. Dutton explained that there was erosion from the hill and it makes it difficult for handicap members to enter the clubhouse. Mr. Dutton explained that a semi-truck used to pull through the alley and turn around. Mr. Dutton explained that the telephone pole that was mentioned is almost on their property and would not be in the way of the garage. Mr. Dutton

stated the members asked the Semi to no longer use the Ludlow entrance to the alley because it was causing ruts. Mr. Dutton explained that the members would like to stop the erosion and green the area. Mr. Dutton explained that the member would be willing to clear out the foliage to make more room for Mr. Gochenouer to pull into his garage.

Mr. Clark questioned if the foliage causes issues.

Mr. Dutton explained in the summer, the foliage can get over grown. Mr. Dutton explained that they had to carry some handicap members into the clubhouse due to the erosion.

Mr. Dutton and Mr. Gochenouer expressed their thoughts and opinions between each other.

Mr. Clark stated the board would like to make both parties happy. Mr. Clark stated if that was not possible the case may need to be tabled so staff could gather more information.

Ms. Roberge questions the property owners along the alley and stated that more than a section of the alley would be affected.

Mr. Clark explained if only a section of the alley would be vacated it would necessarily affect everyone.

Mr. Thompson explained that the all the property owners were notified of the alley being vacated and no one came forward with concerns except Mr. Gochenouer.

Mr. Smith asked if there was alley between 1611 and 1617 Irwin.

Mr. Thompson stated that was correct.

Mr. Gochenouer stated the alley was vacated.

Mr. Thompson explained that the records show it had not been vacated.

The board and other interested parties discussed photos.

Mr. Smith questioned the property line of 1624 Sheridan.

Mr. Thompson showed the property lines.

Mr. Dutton explained that he wasn't aware that the entire alley would be vacated. Mr. Dutton explained that the member were only interested in vacating up to their property line.

Ms. Roberge explained that the board typically only vacates alley when the alley is not in use and in this case Mr. Gochenouer is using the alley to park in his garage every day.

Mr. Clark asked if there were any further questions. Hearing none, Mr. Clark asked for a motion.

Mr. Harris suggested that the City fix the alley so there is no runoff or erosion.

Mr. Thompson explained that the City typically would not pave the alley if it was not previously paved but could look into it.

Mr. Smith question if the alley could be widen to help with entering the garage.

Mr. Thompson explained legally the alley is the same width all the way through.

Mr. Gochenouer explained that the fence was jogged in order to have access to the garage from Ludlow. Mr. Gochenouer explained that he lived at 1617 Irwin and was there every single day. Mr. Gochenouer explained that the applicant is only at their property on the weekends, it's a clubhouse.

Mr. Dutton explained that there were members at the clubhouse daily.

Mr. Clark explained the options the two had.

Mr. Gochenouer stated he likes the idea of the City paving the alley that would solve the issue of the erosion.

Mr. Dutton explained that he would like more pictures to show that vacating the alley would not make it hard for Mr. Gochenouer to park in his garage.

Ms. Roberge explained it was not customary for the board to approve alley vacation if it is in use.

Mr. Dutton stated they would be interested in the alley being paved.

Mr. Thompson stated he would recommend tabling the case so staff could inquire about other possibilities.

MOTION: Motion by Ms. Roberge to table the discussion for Case # 18-RW-02 Request to vacate the first alley south of Irwin Avenue from west right of way line of Ludlow Avenue west to the first intersecting north-south alley, approximately 160.95'. Seconded by Ms. George.

VOTE:

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

NAYS: None

ABSTAIN: None

Approved by roll call vote 7 to 0.

SUBJECT: Board Comments:

None.

SUBJECT: Staff Comments:

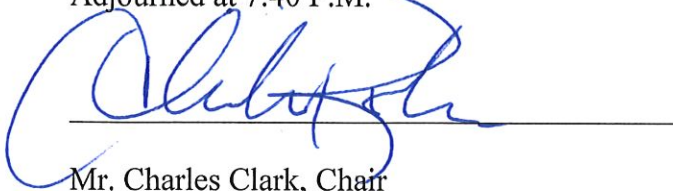
None.

SUBJECT: Adjournment

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

Approved by voice vote.

Adjourned at 7:40 P.M.



Mr. Charles Clark, Chair

Ms. Charlene Roberge, Vice-Chairperson