

CITY PLANNING BOARD

**Springfield, Ohio
Monday, May 7, 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, Mr. Ravi Shankar, Mr. Alex Wendt and Ms. Charlene Roberge

MEMBERS ABSENT: Mr. Charles Clark

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

SUBJECT: Meeting Minutes Approval –April 9, 2018

Ms. Roberge asked for a motion.

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

The minutes were unanimously approved by voice vote.

Case # 18-RW-02 Right of Way Vacation 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.

Mr. Thompson explained that after meeting with the Service Department, staff changed the recommendation to denial. The Service Department will attempt to stop the run off by using asphalt patching for most, if not all, of the sloped part of the alley. This solution will attempt to resolve all of the issues surrounding the alley.

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

Ms. Roberge asked for a motion.

MOTION: Motion by Ms. George to approve Case # 18-RW-02 Right of Way Vacation 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. Seconded by Ms. Lewis- Campbell.

VOTE:

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

NAYS: None

ABSTAIN: Mr. Wendt

Approved by roll call vote 7 to 0.

Case # 18-RW-03 Right of Way Vacation request to vacate the first alley north of Southern Avenue from Southgate Avenue west approximately 332.2' to terminus.

Mr. Thompson gave the staff report.

Ms. Roberge pointed out the two garages in the alley and questioned if they were used.

Mr. Thompson explained that the applicant could answer the question.

Ms. Roberge asked if there were any questions for Mr. Thompson.

Mr. Smith asked if the alley was overgrown or accessible.

Mr. Thompson stated the alley was overgrown, but accessible. Mr. Thompson explained the area attracted illegal dumping do to the alley being overgrown.

Ms. Roberge asked if the applicant would like to speak.

Mr. Ethan Harris, Clark County Land Bank, 3130 E. Main Street, explained the accessibility of the alley. Mr. Harris showed the areas that were owned by the land bank and explained what the land bank planned to repurpose the area into a park area since it is close to the bike path.

Ms. Roberge asked if a garage was still located along the alley.

Mr. Harris explained that the property was boarded and going through foreclosure. Mr. Harris stated the land bank planned to acquire most of the land for future development.

Ms. Roberge asked if there were any other interested parties that wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. George to approve Case # 18-RW-03 Right of Way Vacation Request to vacate the first alley north of Southern Avenue from Southgate Avenue west approximately 332.2' to terminus. Seconded by Mr. Smith.

VOTE:

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

NAYS: None

ABSTAIN: Mr. Wendt

Approved by roll call vote 7 to 0.

Case # 18-LS-01 Lot Split Variance Request for a lot split that creates a parcel without any frontage at 501 W McCreight Ave.

Mr. Thompson gave the staff report.

Ms. Roberge asked if the entrance would still be off of McCreight Avenue.

Mr. Thompson explained that the lot split had been requested for legal reason based off of the Ohio Revised Code, but the entrance would stay the same. Mr. Thompson explained that Ohio Revised Code had different regulations for pet cemeteries that need to be separate legal entities.

Ms. Roberge asked if there were any questions for Mr. Thompson. Hearing none, Ms. Roberge asked if there were any other interested parties that wished to speak.

Ms. Roberge asked for a motion.

MOTION: Motion by Mr. Smith to approve Case # 18-LS-01 Lot Split Variance Request for a lot split that creates a parcel without any frontage at 501 W McCreight Ave. Seconded by Ms. Anderson.

VOTE:

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

NAYS: None

ABSTAIN: Mr. Wendt

Approved by roll call vote 7 to 0.

Case # 18-LS-02 Lot Split Variance Request for a lot split that creates a parcels without any frontage at 3101 Urbana Rd.

Mr. Thompson gave the staff report.

Ms. Roberge asked who would be responsible for maintaining the road that enters into the parcels.

Mr. Thompson explained it would be the responsibility of the property owners and would be included in the deed. Mr. Thompson explained that the road would be considered a private road

and the City would have no responsibility to maintain the area.

Ms. Roberge made a reference to the staff report questioning that the property would not be developed if it was not made fire accessible with proper water and sewer.

Mr. Thompson stated that was correct and explained that the property was currently using a well and septic tank. Mr. Thompson explained that the City would not allow a new septic system to go in if it were within so many feet of a City sewer line.

Ms. Roberge questioned if the current structure would have to tap into the City sewer system.

Mr. Thompson stated that was correct.

Mr. Harris questioned if the developer or potential buyers would be responsible for putting the water lines in.

Mr. Thompson explained that would be worked out through the private market. Mr. Thompson explained that the City only cares that it is done, not necessarily by who. Mr. Thompson explained that building permits would not be approved until that was taken care of.

Ms. Roberge asked if there were any questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant or any other interested parties that wished to speak.

Rudy Moschetti, 3101 Urbana Rd., explained the history of the property and stated that he and his wife would like to sell the property. Mr. Moschetti stated the property would not sell for the value it was worth and would like some help.

Mr. Smith questioned how the applicant accessed the property.

Mr. Moschetti explained that the property had two entrances, Urbana Road and Kilkenny Dr.

Ms. Roberge asked if there were any additional questions. Hearing none, Ms. Roberge asked if there were any additional parties that would like to speak.

Ms. Roberge asked for a motion.

MOTION: Motion by Ms. Anderson to approve Case # 18-LS-02 Lot Split Variance Request for a lot split that creates a parcels without any frontage at 3101 Urbana Rd. Seconded by Mr. Harris.

VOTE:

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

NAYS: None

ABSTAIN: Mr. Wendt

Approved by roll call vote 7 to 0.

SUBJECT: Board Comments:

None.

SUBJECT: Staff Comments:

Mr. Thompson introduced new board, Mr. Alex Wendt. The board welcomed Mr. Wendt.

SUBJECT: Adjournment

Motion to adjourn by Mr. Shankar, seconded by Mr. Harris.

Approved by voice vote.

Adjourned at 7:30 P.M.



Mr. Charles Clark, Chair

Ms. Charlene Roberge, Vice-Chairperson