

CITY PLANNING BOARD
Springfield, Ohio
Monday, August 13, 2018
7:00 P.M.
City Forum, City Hall

Meeting Minutes
(Summary Format)

Vice-Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS Ms. Trisha George, Ms. Jeannette Anderson, Mr. Charles Harris,
Mr. Ravi Shankar, Mr. Alex Wendt, Mr. James Smith and Ms.
Charlene Roberge

MEMBERS ABSENT: Mr. Charles Clark and Ms. Kathryn Lewis-Campbell

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

SUBJECT: Meeting Minutes Approval –June 11, 2018

Ms. Roberge asked for a motion.

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

The minutes were unanimously approved by voice vote.

SUBJECT: Meeting Minutes Approval – July 9, 2018

Ms. Roberge asked for a motion.

Mr. Shankar made a motion to approve the minutes. Seconded by Ms. George.

The minutes were unanimously approved by voice vote.

**Case # 18-RW-09 Right of Way Vacation request to vacate the first alley west of N.
Western Avenue from Snyder Park Rd (Keifer Ave) south approximately 140' to the first
intersecting east-west alley**

Mr. Thompson gave the staff report.

Ms. George questioned why the case had been denied previously by the City Commission.

Mr. Thompson explained that the case was denied because the alley was being used by the neighbors and needed access to their garages.

Ms. Roberge asked there had been any complaints.

Mr. Thompson explained that a woman called and had concerns that the alley would turn into a parking lot and she had some other concerns. Mr. Thompson explained that the other concerns were unrelated to the alley vacation.

Ms. Roberge asked if the board had any further questions. Hearing none, Ms. Roberge asked if the applicant would like to speak.

Mr. Dana Jones, 415 N. Western Avenue, Springfield, OH, explained that he did not want to block the entire alley, just a section of it. Mr. Jones explained that the section he wants blocked off is a dead zone. Mr. Jones explained that there had been several homes and garages broken into, illegal dumping, vandalism and drug use in that section of the alley. Mr. Jones explained that the section of the alley was out of view from neighbors and the road causing it to be the perfect area for crime.

Ms. Roberge asked Mr. Thompson why they would need to vacate the entire alley if the applicant only needed a section vacated.

Mr. Thompson explained that the City has a policy the entire section of alley would need to be vacated so as to not create a dead end.

Mr. Jones explained that the neighbors next to him and the neighbors on the other side of the alley would have access. Mr. Jones explained that they would like to block the section of the alley off so the public would not have access.

Mr. Thompson explained that once the alley was vacated, the former alley section could be blocked to prevent the public from going through.

Mr. Smith asked if Mr. Thompson could show on the map where the alley would be vacated.

Mr. Jones explained that where they planned to block the alley.

Mr. Thompson explained where the alley would be vacated.

Mr. Shankar asked if the board could suggest only vacating the section that needed to be vacated.

Mr. Thompson explained the board could make that recommendation, however, staff policy states no dead ends should be created when vacating an alley.

Mr. Jones questioned once the alley was vacated, if the alley would come off the map so emergency vehicles would know not to go down.

Mr. Thompson explained that the alley would become private property.

Ms. Roberge questioned if the owner of the property next to the applicant was present.

Mr. Jones stated he was not present, but had a signed letter from him in support of vacating the alley.

Ms. Roberge asked for the letter to be verified and for Mr. Thompson to read the letter out loud.

Mr. Thompson read the letter aloud.

Ms. Roberge asked for the verification that the letter was from the neighbor.

Mr. Thompson explained that there were labels in the packet addressed to the neighboring properties and Jimmy or James Logan would be on that list if he was a neighbor.

The board verified that Mr. Logan was on the list.

Ms. Roberge explained that she wouldn't feel comfortable approving the vacation without knowing that the neighboring property was for the vacation.

Mr. Thompson stated that staff could try and make contact with the neighbor before the case went in front of commission.

Mr. Shankar questioned if the recommendation should be revised to specify only a portion of the alley being vacated.

Mr. Thompson stated the board had that option for recommendation.

Ms. Roberge asked if there was anyone in the audience that wished to speak.

Ms. Colleen Parker, 408 N. Bell Ave. Springfield, OH, explained to the board where her home was in comparison with the alley. Ms. Parker explained that vehicles park in the alley making it difficult to get through and she was not for the vacation.

Ms. Roberge questioned if the other alleys were open.

Mr. Thompson explained that the alleys were public rights of way, but they were not accessible due to over grown trees and vegetation.

Ms. Roberge questioned if Ms. Parker used the alley that had been requested for vacation.

Ms. Parker stated she did use the alley.

Mr. Jason Burkhardt, 550 Stanton Avenue. Springfield, OH explained that he worked on the property for his family. Mr. Burkhardt explained that his uncle owned the property and he had passed away recently. Mr. Burkhardt explained that he and his family had been working to get the property cleaned up and vacating the alley would make it very hard for them to continue doing so. Mr. Burkhardt explained that family gatherings are held in the back and that would make it very difficult for family members.

Mr. Wendt asked where the property was located that Mr. Burkhardt had been working on.

Mr. Burkhardt stated 408 N. Bell Avenue.

Mr. Wendt asked, hypothetically, if the north end of the alley was the only part vacated if that would still make it difficult for him and his family.

Mr. Thompson showed what part on the map.

Mr. Burkhardt explained having both sides of the alley open makes it less difficult because of how many people park in the alley.

Ms. Roberge asked if there were any other interested parties that wished to speak.

Ms. Judith Jones, 450 N Western. Springfield, OH explained that someone had tried to break into her garage. Ms. Jones explained that from that section of the alley, thieves can hide and watch for what way the police would be coming from. Ms. Jones explained that there had also been a lot of illegal dumping in that alley.

Mr. Jones explained that he was not trying to close access to the neighbors on Bell Avenue. Mr. Jones explained that there was an alley that was off of Bell Avenue that would give them access.

Ms. Roberge asked who owned the property in between the alley and Bell Avenue.

Mr. Thompson stated that Mr. Burkhardt and Ms. Parker were the owners.

Mr. Burkhardt explained that the alley being blocked by vehicles parking in the alley would be the reason they do not want the alley vacated.

Mr. Smith questioned who had been parking in the alley.

Mr. Burkhardt explained they were unsure who was parking, but would rather avoid conflict and not ask them to move.

Mr. Smith questioned if the City would ever put up no parking signs in the alley and if it would do any good.

Mr. Thompson explained the best thing to do if someone is parking in the alley would be to call the traffic division of the Police Department and have the vehicles tagged or towed if it's blocking the right of way.

Ms. Jones explained that no one has parked in the alley.

Ms. Roberge explained that they weren't being specific on who parked in the alley or where they were parking.

Ms. George asked if it was possible for the alley to be vacated and clean up the other alley so there would still be access to properties.

Mr. Thompson explained that properties owners are responsible for maintaining the alley. In order for the alley to be cleaned up the property owner would need to remove trees and vegetation. Mr. Thompson stated it was a possibility.

Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. Anderson to approve Case # 18-RW-09 request to vacate the first alley west of N. Western Avenue from Snyder Park Rd (Keifer Ave) south approximately 140' to the first intersecting east-west alley. Seconded by Mr. Harris.

VOTE:

YEAS: Ms. George, Mr. Harris and Mr. Wendt.

NAYS: Mr. Shankar, Ms. Anderson, Mr. Smith and Ms. Roberge.

ABSTAIN: None

Denied by roll call vote 3 to 4.

Case # 18-RW-10 Right of Way Vacation request to vacate the first alley north of Ridge Rd from Limestone St east for approximated 150' to the first intersecting alley.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there were any complaints.

Mr. Thompson explained he received a phone call from a property owner that explained that they used the alley to exit onto N. Limestone Street.

Ms. Roberge asked if the board members had any questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant would like to speak.

The applicant stated he did not have anything to say, but would answer questions.

Mr. Smith questioned if the vacation would make it difficult for a neighboring property to use

the garage.

Mr. Thompson explained that there were other entrances and exits that could be used to access their garage.

Ms. Roberge asked the applicant to approach the podium.

Mr. Brian Smith, 400 N. Main Street. New Carlisle, OH, representing New Carlisle Federal Bank stepped to the podium.

Ms. Roberge asked if the bank owned all four parcels.

Mr. Smith stated that was correct.

Ms. Roberge asked if they planned to accommodate the green house next to the property and give them access to their garage.

Mr. Smith explained that they could accommodate them so they would have access to their garage.

Mr. James Smith explained that he would like the applicant to work with the neighbors.

Mr. Brian Smith explained the preliminary plans for the bank and drive through, but stated he wasn't sure of how much space would be needed.

Mr. Thompson explained that staff had not received the survey map from engineering but would make it available as soon as they receive it.

Ms. Roberge asked if there was anyone else that wished to speak.

Mr. Mark Bacon 219 E. Third Street. Springfield, OH, explained that he lives on the property that runs the length of the bank property. Mr. Bacon explained that the garage in question would not be able to have access do to the alley being very constricting. Mr. Bacon explained when it snows, the alley becomes even tighter. Mr. Bacon explained that they exit their property onto N. Limestone. Mr. Bacon explained that utility vehicles use the alleys and they have to back out.

Ms. Roberge explained that utility access had been requested.

Ms. Janie Branch. 262 Ridge Road. Springfield, OH strongly suggested that she was not in favor of the alley vacation. Ms. Branch explained that the owner of 216 Ridge Rd. had been passing out papers the night before the meeting trying to get help with protesting the alley vacation. Ms. Branch explained that she was supporting her neighbor to speak against the vacation. Ms. Branch expressed her concerns about having a dead end alley and feared drug dealers and crime would start happening.

Ms. Rebecca Jones, 216 Ridge Road, Springfield, OH, stated that her home was the house with the garage that everyone is concerned about. Ms. Jones explained that they use the alley every single day. Ms. Jones explained that maneuvering their vehicles to go through the other entrances and exits of the alley would be very hard, if not impossible. Ms. Jones explained that there was a concrete block they had to maneuver around in order to exit their garage.

Mr. James Smith questioned how much area the bank would need for use.

Mr. Brian Smith explained that the requirements by code make it hard for them to push the drive thru any farther north. Mr. Smith explained that each drive through had to have a specific width.

Ms. Roberge questioned how they would accommodate the utility easement if the structure were to be built on top of the alley.

Mr. Brian Smith explained that the utility easement was unknown to him. Mr. Smith explained they would work on the easement rights during the development of the structure. Mr. Smith explained the concrete block in question was from the previous structure and would be removed.

Mr. Gideon Jones, 216 Ridge Rd. Springfield, OH, explained where their garage and the alley meet, is so tight that they would have to back all the way out of the alley in order to exit their garage. Mr. Jones explained that most people on Ridge Road enter the alley from N. Limestone. Mr. Jones explained that entering from Third Street, the neighbors would have to make a 90 degree turn and would cut into Mr. Bacon's property. Mr. Jones explained that vacating the alley would be a definite inconvenience for him and his wife.

Mr. Eric Blankenship, 225 E Third St. Springfield, OH explained that if the alley is removed, it would be impossible to get a truck and trailer around the 90 degree turn. Mr. Blankenship explained that if the alley was to be vacated, it would affect everyone in the area. Mr. Blankenship explained that the alley is a very clean alley and everyone uses it.

Mr. Smith questioned if that alley gets maintained by the City during the winter.

Mr. Jones explained that neighbors maintain the alley during the winter.

Ms. Roberge questioned if Mr. Brian Smith has any idea so many people used the alley.

Mr. Smith stated that he did not know.

Mr. David Splanton, 220 Ridge Road, Springfield, OH, explained he lived next to the house with the garage. Mr. Splanton explained that that intersection is very tight already and if they vacate the alley, it would make it so much worse. Mr. Splanton explained that they have to back out of their garage and exit onto N. Limestone in order to park in the garage.

Mr. James Smith questioned how wide the alley is coming from Third St.

Mr. Thompson explained that the alley was the same width as the alley being vacated, 16 feet.

Ms. Roberge asked if it would be possible to widen the alley coming from Third St.

Mr. Thompson stated that was a possibility, but it would be up to the property owner.

Ms. Roberge asked if the north-south alley were widened, would it help anyone.

Ms. Bacon explained that it would not help and explained that she and her husband maintain the alley.

Ms. Jones explained that it wouldn't help if the north-south alley was widened because it would still be an awkward turn out of their garage.

Ms. George asked if the portion of the land would be a driveway and if the public could have access rights to pull through the parking lot.

Mr. Smith explained the section of alley to be vacated is where the bank would be placed.

MOTION: Motion by Ms. George to approve Case # 18-RW-10 request to vacate the first alley north of Ridge Rd from Limestone St east for approximated 150' to the first intersecting alley. Seconded by Mr. Wendt.

VOTE:

YEAS: Mr. Shankar.

NAYS: Ms. George, Mr. Harris, Mr. Wendt, Ms. Anderson, Mr. Smith and Ms. Roberge.

ABSTAIN: None

Denied by roll call vote 1 to 6.

Case # 18-Z-04 Rezoning request from Scanlan Construction to rezone 1411 Albemarle Rd, parcel #s 3400600005102051, 3400600005102012, 3400600005102013, 3400600005102014, 3400600005102015, 3400600005102052 from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial Residence District

Mr. Thompson gave the staff report.

Ms. Roberge asked if there had been any complaints.

Mr. Thompson explained that he had several phone calls and they were in opposition.

Ms. Roberge asked if the applicant would like to speak. Hearing none, Ms. Roberge asked if there was anyone in the audience that wished to speak.

Ms. Melissa Skinner, 1156 Bechtle Avenue. Springfield, OH, asked the board to very carefully

consider the approval without knowing what would be going in the area. Ms. Skinner explained that there have been issues from other business in the area. Ms. Skinner explained there were places in the strip malls across the street that were vacant and could be developed. Ms. Skinner stated she would like to know what would be built there.

Ms. Roberge explained that the property owner is most likely looking for an alternative to residential because it's not an ideal area to develop and build homes there. Ms. Roberge explained that developing a business there rather than having vacant land would be more ideal. Ms. Roberge explained that she was assuming that would be the reason.

The applicant stated she was correct.

Ms. Skinner explained that changing it to a CC-2 would allow for so many different types of businesses could go in there. Ms. Skinner explained that she would like to know what's going to be built before she would feel comfortable having it rezoned.

Ms. Kori Grimm, 1115 N. Limestone Street, Springfield, OH explained that getting the property rezoned to CC-2 doesn't mean they can put whatever they want there. Ms. Grimm explained that there was a very clear list of what was permitted in a CC-2.

Ms. Roberge asked Mr. Thompson to list the potential business allowed in a CC-2 zoning.

Mr. Thompson read the list from the staff report.

Ms. Grimm explained that rezoning the property would give the property owner more options on selling the property. Ms. Grimm explained that selling the property under residential would be very difficult because it's surrounded by commercial.

Ms. Roberge asked if there were any further questions. Hearing none, Ms. Roberge asked if anyone else would like to speak. Hearing none, Ms. Roberge asked for a motion.

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

MOTION: Motion by Mr. Smith to approve Case # 18-Z-04 request from Scanlan Construction to rezone 1411 Albemarle Rd, parcel #s 3400600005102051, 3400600005102012, 3400600005102013, 3400600005102014, 3400600005102015, 3400600005102052 from RS-8, Medium-Density, Single-Family Residence District to CC-2, Community Commercial Residence District. Seconded by Ms. George.

VOTE:

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

NAYS: Mr. Wendt.

ABSTAIN: None

Approved by roll call vote 6 to 1.

SUBJECT: Board Comments:

Ms. Roberge read a message from Mr. Charles Clark thanking the board members and staff.

SUBJECT: Staff Comments:

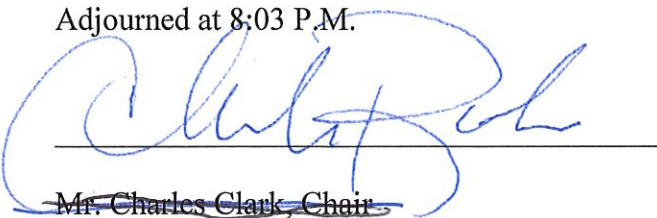
None.

SUBJECT: Adjournment

Motion to adjourn by Mr. Smith, seconded by Ms. Anderson.

Approved by voice vote.

Adjourned at 8:03 P.M.



~~Mr. Charles Clark, Chair~~

Ms. Charlene Roberge, Vice-Chairperson