

CITY PLANNING BOARD

Springfield, Ohio

Monday, March 11, 2019

7:00 P.M.

City Forum, City Hall

Meeting Minutes

(Summary Format)

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

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

MEMBERS ABSENT: 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 –February 11, 2019

Ms. Roberge asked for a motion.

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

The minutes were unanimously approved by voice vote.

Case # 19-Z-03 Rezoning Request from East College Professionals LLC to rezone 49-51 E College Ave from EC-1, Educational Campus District to CC-2, Community Commercial District.

Mr. Thompson gave the staff report.

Mr. Shankar asked if there had been any complaints.

Mr. Thompson explained he received two phone calls from neighbors wondering what the request was for and once he explained, they were in favor.

Mr. Smith stated he felt it was a great use for the property.

Ms. Roberge asked if the board had any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Mr. Wendt to approve Case # 19-Z-03 Rezoning Request from East College Professionals LLC to rezone 49-51 E College Ave from EC-1, Educational Campus District to CC-2, Community Commercial District. Seconded by Mr. Smith.

VOTE:

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

NAYS: None.

ABSTAIN: None.

Approved by roll call vote 7 to 0.

Case # 19-ZC-01 Zoning Text Amendment Request to amend Chapters 1102.02, 1122.04(a), 1124.04(f), and 1125.04(i) to include regulations for sexually oriented businesses

Mr. Thompson gave the staff report.

Ms. Roberge asked if the board had any questions.

Mr. Wendt questioned if the changes were consistent with what other municipalities were using.

Mr. Thompson explained the cities attorney is part of the Ohio Municipal Lawyers League and they have model codes for these types of changes. Mr. Thompson stated he also wrote a similar code fifteen years ago for the city of New Carlisle. Mr. Thompson stated he believed that one was challenged in court and was upheld.

Ms. Roberge stated she appreciated the city taking the time to go through the code and get the code updated.

Ms. Roberge asked if the board had any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Mr. Shankar to approve Case # 19-ZC-01 Zoning Text Amendment Request to amend Chapters 1102.02, 1122.04(a), 1124.04(f), and 1125.04(i) to include regulations for sexually oriented businesses. Seconded by Mr. George.

VOTE:

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

NAYS: None.

ABSTAIN: None.

Approved by roll call vote 7 to 0.

Case # 19-RW-01 Right of Way Vacation Request to vacate W. Mulberry Street from the east right of way line of S. Plum Street east to the east right of way line of Deardorf Avenue and Deardorf Avenue from the north right of way line of W Mulberry Street north approximately 230 feet.

Mr. Thompson gave the staff report.

Ms. Roberge questioned when there were objections from the city and fire department, why would staff

recommend approval.

Mr. Thompson explained the case had been challenging and the city manager's office wanted it to happen. Mr. Thompson explained as staff, they had been working with the other divisions to try and make sure everyone else was on board including the fire department. Mr. Thompson explained staff had a meeting scheduled the following day with the fire department and engineering to discuss the issues. Mr. Thompson explained staff felt they had ways to work out some of fires objection about getting equipment back there and overall they felt it was best to recommend approval.

Ms. Roberge explained in previous cases a lot of alley vacation request are dead end alleys and with that problems occur with illegal dumping and illegal activities. Ms. Roberge questioned why the board should approve a vacation of a dead end alley when they are usually frowned upon.

Mr. Thompson explained there had been a precedent and staff has a policy set to not create a dead end alleys but since the applicant does own all of the surrounding parcels, when they choose to expand, a lot of the issues would not be present. Mr. Thompson explained the church maintained the alley and they were pretty vigilant about patrolling the alley and making sure nothing happens there that shouldn't. Mr. Thompson explained closing the alley would cut down on foot traffic. Mr. Thompson explained even though this goes against what staff typically recommends, staff thinks it is in the best interest of the city to approve the alley vacation.

Ms. Roberge questioned if the owners of the homes that use the alley that originally objected, were aware they were moving forward on getting the alley vacated.

Mr. Thompson explained the case had been pulled a couple times and each time it has been put on the agenda, notices are sent out. Mr. Thompson explained that he spoke with a gentlemen that had concerns but was relieved to know only a portion of the alley would be vacated and he would still have access to his property. Mr. Thompson stated he did not receive any other phone calls. Mr. Thompson explained the church does a lot of outreach in the area and a lot of the people that do live there are aware of what they are requesting.

Mr. Shankar questioned if the suggested resolutions would be satisfactory to the city.

Mr. Thompson explained the only real objections were with the fire department, the other objection was from the city engineer. They do not like to create dead end alleys. Mr. Thompson explained they were having the surveyor that would be creating the new documents that would execute the vacation, write in an easement for the city to maintain the sewer. Mr. Thompson explained staff planned to address a lot of the issues without anything else from the applicant. Mr. Thompson explained they were working with the fire division to come up with a solution so they can use their equipment to service the area and still be able to vacate the alley.

Ms. George questioned if a specific parcel was owned by the church.

Mr. Thompson explained that property was not owned by the church, it was multi-unit complex and the fire department was confident they could fight any fire from Plum Street and would not need rear access. Mr. Thompson showed potential solutions on the map.

Mr. Shankar questioned if the case could be tabled until there was further information and the solutions were met.

Mr. Thompson explained staff had been working with the applicant since 2017 and the city manager

stated he would prefer not to delay the case any longer and would like to at least get the case through the city plan board to get their recommendations. Mr. Thompson explained that would give staff about 4 weeks to work out the issues prior to the City Commission Public Hearing.

Mr. Smith questioned if the alley vacation was approved, would the church build anything on the vacant parcel.

Mr. Thompson explained the church had plans to expand in the future and a gate would definitely be an option until they do. Mr. Thompson explained the long term plan was to create a turn around, if a structure was built across the alley, a fire truck could back down Deardorf and turn around.

Ms. Roberge asked if the board had any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if the applicant wished to speak.

Brock Bowen, 2988 Willow Rd. Springfield, OH.

Mr. Bowen stated there would be an entrance put in off of Lowry, up against Mr. Bowman's house. Mr. Bowen explained the church had been in close contact with Mr. Bowman throughout the whole process. Mr. Bowen explained the church had met on site with the fire department to show if we would ever build across the alley, that area would be a parking lot and they would have full access to turn around. Mr. Bowen explained that a lot of money had been invested into the church and that it was slated to be torn down.

Mr. Smith questioned if there would be an entrance to the parking lot off of Lowry.

Mr. Bowen stated that was correct and their goal was to redirect the church to that entrance.

Mr. Wendt questioned how wide the alley was.

Mr. Thompson stated he believed it was sixteen feet.

Mr. Wendt questioned if the power lines ran from West Jefferson to the alley of West Mulberry St.

Mr. Thompson explained by showing on the map.

Mr. Wendt explained that he was a firefighter for a different agency and he typically favors on the side of the fire division, however, the trucks are very long truck and the tower ladder most likely would not be able to set up in that location because of the width of the outriggers and the power lines.

Ms. Roberge asked if there were any other questions. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Mr. Shankar to approve Case # 19-RW-01 Right of Way Vacation Request to vacate W. Mulberry Street from the east right of way line of S. Plum Street east to the east right of way line of Deardorf Avenue and Deardorf Avenue from the north right of way line of W Mulberry Street north.

VOTE:

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

NAYS: None.

ABSTAIN: None.

Approved by roll call vote 7 to 0.

SUBJECT: CEDA Planning Commission Liaison

**Mr. Smith made a motion to keep Ms. Lewis-Campbell as the CEDA Regional Planning Liaison.
Mr. Wendt Seconded.**

Approval by voice Vote.

SUBJECT:

Board Comments: None.

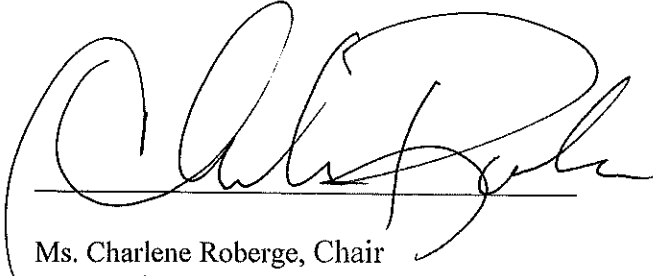
Staff Comments: Mr. Thompson informed the board that he received a letter from Mr. Clark's wife thanking everyone for the flowers.

SUBJECT: Adjournment

Motion to adjourn by Ms. Anderson. Seconded by Mr. Harris.

Approved by voice vote.

Adjourned at 7:30 P.M.



Ms. Charlene Roberge, Chair
Mr. Ravi Shankar, Vice-Chairperson.