

CITY PLANNING BOARD
Springfield, Ohio
Monday, June 10, 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 Ms. Kathryn Lewis-Campbell, Ms. Jeannette Anderson, Mr. Ravi Shankar, Ms. Trisha George, Mr. Charles Harris and Ms. Charlene Roberge.

MEMBERS ABSENT: Mr. Wendt and Mr. Smith

OTHERS PRESENT: Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties.

SUBJECT: Meeting Minutes Approval –May 13, 2019

Ms. Roberge asked for a motion.

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

The minutes were approved by voice vote.

Case # 19-Z-08 Rezoning Request to rezone 4.7 acres at 1311 Lagonda Ave from RS-8, Medium-Density, Single-Family Residence District to M-1, General Manufacturing District.

Mr. Thompson gave the staff report.

Ms. Roberge questioned if there were any complaints.

Mr. Thompson stated there were no complaints.

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

MOTION: Motion by Ms. George to approve Case # 19-Z-08 Rezoning Request to rezone 4.7 acres at 1311 Lagonda Ave from RS-8, Medium-Density, Single-Family Residence District to M-1, General Manufacturing District. Seconded by Ms. Anderson.

VOTE:

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

NAYS: None.

ABSTAIN: None.

Approved by roll call vote 7 to 0.

Case # 19-Z-09 Rezoning Request to rezone 0.23 acre at 601 N Fountain Ave from EC-1, Educational Campus District to CO-1, Commercial Office District.

Mr. Thompson gave the staff report.

Mr. Roberge questioned if there were any complaints.

Mr. Thompson stated there were no complaints but received a phone call from Wittenberg University asking questions.

Ms. Roberge asked if the entire property would be commercial or would it be partial residence.

Mr. Thompson explained that the applicant lives in the structure so it would be consider partial commercial. Mr. Thompson explained the section in the rear was built as a commercial structure and the applicant would like to utilize it but did not have any specific plans.

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

Mr. Doug Schantz, 710 South Broadmoor Blvd. Springfield, OH 45504, explained he was representing Wittenberg University as a director in their business office. Mr. Schantz explained that Wittenberg's preference would be that the zoning remains the same and not converted to a CO-1.

Ms. Roberge asked for a reason why.

Mr. Schantz explained Wittenberg had residential properties surrounding the area and believed that if the zoning was changed it would erode that core residential area. Mr. Schantz explained that there was nothing on the west side of fountain that was zoned Co-1.

Mr. Shankar asked what the concern would be.

Mr. Schantz stated one concern would be the traffic on North Fountain. Mr. Schantz explained that there was mostly residential traffic and felt it was important to keep that consistency. Mr. Schantz felt there would be an increase in traffic and showed concern for the pedestrian students coming from classes.

Mr. Harris asked if the structures were rentals.

Mr. Schantz stated that was correct, they were considered student housing.

Mr. Shankar asked if there was an office of the North Fountain side.

Mr. Thompson stated he believed the previous owner had a commercial entrance off of Fountain but the applicant planned to only have a commercial entrance from the College Avenue side.

Ms. Roberge asked for the applicant's parents to speak on the applicants behalf.

Ms. Teresa Thompson, 601 North Fountain Avenue, explained a doctor was the previous owner of the building. Ms. Thompson explained the main entrance used to mental health. Ms. Thompson explained the applicant planned to live in the upper half of the building and run the business from the College Avenue side. Ms. Thompson explained there were separate entrances for that building. Ms. Thompson explained were attorneys running there practice out of two different structures.

Ms. Roberge asked what the plans were for the building.

Ms. Thompson stated she was not sure what his plans were for the building.

Ms. Roberge asked how long the applicant had lived in the structure.

Ms. Thompson stated he had lived there for two years. Ms. Thompson explained he had moved from New York to be closer to his mother and father and stated they lived in the home with him.

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

Ms. Roberge asked Mr. Thompson to read the possible uses under the requested CO-1 Zoning.

Mr. Thompson read the uses.

Ms. Roberge asked if the board approved the CO-1, the conditional uses would go in front of the Board of Zoning Appeals. Ms. Roberge asked if notices would be sent out.

Mr. Thompson stated that was correct.

Ms. Roberge explained that the traditional CO-1 could be items that assist the students.

Mr. Thompson explained any addition to the house would be very limited and the existing foot print would be just about all that could be there.

Ms. Thompson explained there were seven parking places, five on the back of the lot and two in the drive way.

Ms. Roberge asked if the board had any further questions or comments.

Ms. Anderson stated she was not clear how it would hinder the students if the zoning was changed.

Mr. Schantz explained the increased traffic in a residential area and not knowing what the business going in would be.

Mr. Thompson showed on the map the different zoning in the area.

MOTION: Motion by Ms. George to table Case # 19-7-09. Seconded by Ms. Lewis-Campbell

VOTE:

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

NAYS: None.

ABSTAIN: None.

Approved by roll call vote 6 to 0.

SUBJECT:

Board Comments: Ms. Roberge requested board members drive by the property before the meeting next month.

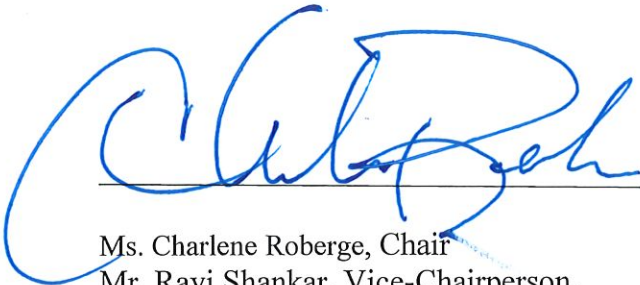
Staff Comments: None.

SUBJECT: Adjournment

Motion to adjourn by Ms. George. Seconded by Mr. Shankar.

Approved by voice vote.

Adjourned at 7:20 P.M.

A large, stylized handwritten signature in blue ink, written over a horizontal line. The signature is cursive and appears to be 'Charlene Roberge'.

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