

Zoning Commission Meeting

August 1, 2019

7:00 P.M.

Paul Disantis called the meeting to order. Roll call taken. Members present are Paul Disantis, Matt Allen, Damita Peery and Andy Kerr. Jon Kerr and Eric Johnson (alternate) are absent.

Motion made by Damita to approve the April 4, 2019 meeting minutes. Motion seconded by Matt. Vote was unanimous to approve by those who were in attendance.

Paul Disantis explained the procedure for the meeting, and that the meeting will run until 9:00 p.m. and if the business is not concluded it will be continued at 7:00 p.m. on Thursday September 5<sup>th</sup> at the Berkshire Township Hall, 1454 Rome Corners Road, Galena, OH 43021. He explained the presence of the court reporter and asked everyone who intends to speak to be sworn in, which was done.

First order of business is Application #19-087. Applicant Wilcox Investment Group. LLC, 250 West Wilson Bridge Rd., Suite 140, Worthington, OH 43085. Property owner is Northstar Residential Development, LLC, 375 N. Front St., Suite 200, Columbus, OH 43215. Property is located at the northwest intersection of Wilson and North Galena Roads, Sunbury, OH, 43074. Application states that the property includes parcel #'s 41722001012004 and a portion of 41722001012001, 41721002014001 and 41721002012000. The request is for PMUD Zoning in Zones 2A and 2B in the Article 17 PMUD. Current zoning is part of the Northstar PCD. Proposed use is residential-multi-family. The total acreage involved is 25.75 acres.

Jonathan Wilcox presented for Wilcox Communities. First issue was a question by the chairman regarding clarification of the parcel numbers listed on the application. The parcel listed on the original application as being totally encompassed by the development is not correct. The correct parcel which is being rezoned in full is #41721002014001. The other parcels are all portions of parcels. They are 41722001012004, 41722001012001, 41721002013000 and 41721002012000.

Applicant Wilcox presented the project. The stormwater detention plans were presented and questions answered by Mike Reeves. He explained that there would be one large detention pond and a constructed wetland. All stormwater detention requirements will have to meet the Delaware County Engineer's specifications and the constructed wetland will need to meet Ohio EPA standards.

Mr. Wilcox explained that they are asking for a divergence of five feet in side yard setbacks between buildings. Code requires twenty-five (25) feet, applicant is asking for twenty (20) feet, based on the fact that their buildings are one-story and twenty feet have been used in all of their other properties in central Ohio.

The Project is named The Fairways at Northstar.

- The buildings are 180 ranch-style, multi-family units, which range from 4-8 attached single-family units per building.
- They plan to build the development in two phases. Phase 1 will have 88 units, a dog park for residents and a clubhouse. Phase 2 will have 92 units and a gazebo.
- The plan includes 50 extra parking spaces within the development for non-residents.
- Parking will not be on the street, but in specially designed “cut-out” areas designed to not impact street traffic.
- Units are all 2-bedroom, 2 full-bath with an attached 2 car garage.
- Phase 1 would start on Wilson Road and go north.
- All roads would be private, not Township responsibilities.
- It has not been determined if the project will be all electric or if there will be natural gas.
- All homes will have an outdoor patio or screened-in porch
- Floorplans run from 1100 to approx. 1500 sf.
- All buildings will have two photo-cell carriage lights on the building
- There will be additional masonry and architectural details on some buildings.
- All 8-unit buildings will have a slight elevation difference to break it up visually.
- Signage for the development is to be consistent with signage in the Goldwell neighborhood.
- Secondary entrance (off N. Galena) is planned as part of Phase 2.
- Driveways will allow for parking of two cars in them, and a four (4) foot sidewalk will run between all buildings closer to the building rather than the road.

Mike Reeves addressed emergency access. The development has two full ingress and egress points which are required. Lt. Sexton has provided a letter stating that the plans meet requirements for radius, access, etc.

Community mailboxes are required and have been reviewed by the Sunbury Postmaster. One of the kiosks shown on the current plans will be relocated to another location per the Postmaster’s request.

Lighting and signage were briefly discussed.

Applicant addressed comments from Regional Planning.

- Clarified that leisure path on Wilson Rd. will be 10 ft. wide and the sidewalks within the development will be 4 ft. wide. Sidewalks will intersect driveways. Mr. Wilcox states that leases will prohibit occupants from parking in the drive in a way that blocks the sidewalk.

Applicant addressed Staff comments.

- Perimeter setbacks are 50 ft. [17.07 (B)] Applicant’s understanding of our code was that buildings needed to be 50 ft. back and they did not consider patios to be buildings. After discussion by the Board and Staff there was general agreement that patios may be within the 50 ft. setback.
- Applicant stated additional plantings will be added to the landscaping along the Bowling property edge of the development.

- Applicant had question about 21.09 in our code. Code require a 130 ft. from the centerline or a 90 ft. from the right-of-way setback, whichever is greater off the road. It was explained that Applicant will need to ask for a divergence for the east side of building 27 as it is too close to Galena Rd.
- Traffic concerns were addressed by Mike Reeves. Any access to N. Galena Rd. must be a full access point, per the County Engineer's requirement. It was determined by a traffic study that a turn lane is not required as the estimated 8 trips in a peak hour fall below the 10-trip number which would trigger the need for a turn lane. No traffic study has been provided to the township.

At this time, the Chair announced it would take comments and questions from the public. Secretary Burkham was asked by Dave Weade to read to letters from residents who could not attend the meeting. Letters from Thelma Millhon, Pine Lakes Dr. and one from Mark Miller, N. Galena Rd., both opposing the development were read. Concerns from both residents were density, traffic and effect on existing property values.

Residents in attendance spoke.

- Kim Bowling, N. Galena Rd. spoke against the development and questioned why it was not being built in land already zoned PMUD. Concerned about electric fence and cattle on her property.
- Mike Heller spoke against the project. Has concerns about drainage, traffic
- Bob Vogel spoke questioning what the benefit to existing residents will be if this project is built
- Jerry Brown, Northstar spoke opposing this project due to concerns with drainage, density and architectural design.

The Chair announced the Application would be continued at the next scheduled meeting, 7:00 p.m. on Thursday September 5<sup>th</sup> at the Berkshire Township Hall, 1454 Rome Corners Road, Galena, OH 43021.

Damita made a motion to adjourn the meeting which was seconded by Andy. Vote was unanimous to adjourn.

Respectfully submitted,  
Shawna Burkham, Secretary