

Zoning Commission Meeting
September 6, 2018
7:00 P.M.

Paul Disantis called the meeting to order. Roll call taken. Members present: Paul Disantis, Matt Allen, Jon Kerr, Andy Kerr and Damita Peery. Eric Johnson was present in the audience.

Motion made by Matt to approve the August 23, 2018 meeting minutes, seconded by Andy. Vote by those present was unanimous to approve. (Matt, Damita, Paul, Andy)

Paul announced that if there is unfinished business at the end of this meeting that business will be continued at the next regularly scheduled zoning meeting to be held Thursday, October 4th, 7:00 p.m. at 1454 Rome Corners Rd., Galena, OH 43021.

The public was advised that the tape recording of this meeting is strictly for testing new audio equipment and tonight's meeting recording will not be part of the public record or available to the public. Paul announced that public comments would be allowed after each Applicant presents their application and need to pertain to that specific application.

First order of business is for a Rezone w/preliminary development plan. Keith Carter presented Application #18-090 by Reese Real Estate Development, 1076 Summit Drive, Middletown, OH 45042 for property owned by Richard Cochran ET AL, 33718 Goodrich Dr., Piedmont, OH 43983. The property is a portion of parcels #417-132-01-004-000 and #417-132-01-00-100 and is 11 acres. It's located on State Rt. 37 E. Sunbury, OH 43074, near the northeast intersection of Carters Corner and 37. Current zoning on the property is AG. Proposed use is Planned Commercial Development (PCD) for a Tractor Supply Co. retail store.

Resident Steve Beck asked for location clarification. Specific divergences involved number of planned parking spaces and landscape requirements in parking lot. Applicant addressed those concerns to the satisfaction of the Board. Applicant also indicated that Regional Planning had OK'd the application with a few notations and those were addressed. The Applicant stated that if and when a backage road is built, the access from 36/37 will become a right in- right out only, provided the property in question is granted access to the backage road.

Andy made a motion to approve Application 18-090 for rezoning from AG to PCD and the motion was seconded by Damita. Vote was unanimous to approve.

It was announced the Trustees will set a hearing date for a Special Meeting to address this rezoning request at their Sept. 10, 2018 meeting.

Second order of business is for an Amendment to Final Development Plan, Application 18-089, Schottenstein homes/Hanna Coppel, 140 Mill St., Ste. A, Gahanna, OH 43230 for Parcel #417-220-02-036-008. It is for The Northlake Woods/The Cottages at Northlake Woods development

text dated 10/17/2016, p. 14, Section II, Part C, 7, e, i. Applicant is requesting to change the main architectural roof pitch to be 5/12 to 12/12 pitch. It was previously 6/12 to 12/12. Porches shall be 4/12 to 12/12 pitch, which remains the same. Paul made a motion to approve Application 18-089 and the motion was seconded by Jon. Vote was unanimous to approve.

Third order of business is a continuation from the July 5th meeting of Application #18-064, from MI Homes of Central Ohio, 3 Easton Oval, Suite 310, Columbus, OH 43219. The applicant is presenting a Final Development Plan for Northlake Preserve, a single-family home community to be built off North Three B's & K Rd. and Fourwinds Drive. The land is currently owned by BrookDoc II Investments, LLC, 250 East Broad Street, Columbus, OH 43215. It is for parcels totaling 118.6 acres, #41722002038000 and 41722002016000.

Applicant Josh Barkan from M/I Homes presented the application. He explained that since their initial meeting revisions had been made to the Final Plan which included modifying the lot width size at the right of way so that now the minimum lot is 56' wide, reducing the overall number of lots to 221, and moving the path at the north end of the property in "Reserve A" further away from adjacent homeowners' land. Divergences still being requested include front porch setbacks, (6' less than allowed by our code), building the model home early, and the distance between structures (3' less than our code allows.)

Concerns from the Board include the distance between houses, the fact that there may be existing wetlands which have not been accounted for, the lack of natural materials specified in the designs, the fact that the homes and lots are only marginally bigger than developments to the south, and several discrepancies between the text and the exhibits.

Residents who spoke were Gene Elliott, Allison Smith, Ed Smith, Josh Varble and Gary Anania, Residents' concerns include maintenance of the green space along 3 B's and K and Fourwinds Drive, and concerns that the development should not include backs of homes along Four Winds Drive. Two residents spoke to the developers' willingness to address their concerns.

Concerns addressed by the Board remained the size of the lots, the overall size of the homes, and the requests for divergences. After discussion Andy Kerr moved to deny the application. The motion was seconded by Damita. During discussion the Applicant stated he would like to ask for the Application to be tabled. It was explained that a vote on the current motion had to occur first. A vote was held: Andy, yes; Damita, yes; Matt, no; Paul, no; Jon, no. Motion failed.

The applicant then asked the Board to table the application until the 7 p.m. October 4, 2018 meeting, requesting additional meeting with staff Paul moved to table Application 18-064 and Jon seconded the motion. A vote was held: Paul, yes; Jon, yes; Matt, yes; Damita, yes; Andy, No. The motion to Table passed.

Motion made by Damita to adjourn the meeting seconded by Jon. Vote unanimous to adjourn.

Respectfully submitted,
Shawna Burkham, Secretary