

Zoning Commission Meeting
October 4, 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 Jon to approve the September 6, 2018 meeting minutes, seconded by Damita. Vote was unanimous to approve.

Paul announced that if there is unfinished business at the end of this meeting at 9:00 p.m. that business will be continued at the next regularly scheduled zoning meeting to be held Thursday, November 1st, 7:00 p.m. at 1454 Rome Corners Rd., Galena, OH 43021. After each applicant presents their application it will be open to public comment then discussion by the Board.

The court reporter swore in anyone planning to speak on the first application.

First order of business is a continuation from the September 6th 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. It is part of the Article 16 PMUD.

Applicant Josh Barkan from M/I Homes presented the application. Josh gave an overview of changes that have been made since the initial application, which include:

- Fewer lots (down to 212 from 228)
- Increased size of all lots, making them at least 55' at the curb which eliminated the need for a divergence for less space between houses
- Minimum home size now 1500 sq. ft for ranch, 1800 sq. ft for 2 story
- Added a stipulation that a maximum of 15% of homes in the project will be ranches
- At least 75% of home in project will have at least 25% natural materials on front of house
- They will change the signage for the Model Home from a 2-pole sign to a monument sign with limited wattage up-lighting
- They will commit to mowing the "natural prairie grass area" twice a year
- Street trees will be 2' outside of right-of-way
- Homes will have a 6/12 roof pitch on main part of house, 4/12 on other areas of the house

Comments from neighbors included

- Ed and Allison Smith - grateful for developer's willingness to work with neighbors' concerns, grateful to zoning board for asking for stricter adherence to code, also asked if

the homes along Four Winds which are guaranteed to have natural materials make up part of the 75% promised number. Applicant stated that they do.

- Gary Anania – complimented Board, Cimenello and M/I on their efforts to create a nicer development
- Mike Ryan – expressed same thanks
- Discussion from Board: Paul Disantis expressed satisfaction with increased lot size
- Andy requested the minimum between buildings be 15' excluding eaves up to a maximum of 12", with a minimum 7.5' side yard on each lot
- Andy questioned if Model Home should be built before plat approval. Staff recommended that plans for the model be given to township at the same time final plat is presented.
- Jon asked about the new home floorplans which have been added. Applicant explained that they are some of the current most popular M/I models.

Andy made a motion to approve Application 18-064 contingent on the following:

- Plat layout be re-done to match text wording exactly
- Landscape style up-lighting be approved on monument entrance sign
- minimum between buildings be 15' with eaves excluded up to a maximum of 12", with a minimum 7.5' side yard on each lot
- Application for model home be given to Township at same time final plat drawings are presented to township

Paul seconded the motion. Vote was unanimous to approve.

The court reporter swore in anyone planning to speak on the second application.

Second order of business is Application #18-096 for a Rezone from Planned Commercial (PCD) to Planned Mixed Use District (PMUD) under Article 16. Applicant is Jeff Gregg, 3100 Tremont Rd., Columbus, OH 43221. The land owner is MG Sunbury, LLC, 485 Metro Place South, Suite 270, Dublin, OH 43017. The parcel numbers for the property being rezoned are 41722003001000 and 4172203002000 1.3136 total acres, located near the northeast corner of Fourwinds Dr. and 36/37.

Carter Bean, the architect for the project presented for the applicant. They are requesting rezoning of the parcels for the purpose of building a two (2)-tenant commercial building which will house two (2) food establishments, one of which is stated to be Chipotle, the other is not identified yet. There are four (4) divergences identified:

- From 16.08 F (6.) they are requesting a bump-out for a Chipotle drive-through on the Fourwinds Dr. side due to lot restrictions
- From 16.08 I (1.) Street trees need to be located 3 ft. outside of right-of-way per code, but due to stormwater basin they need to be 50' back
- 16.08 J (1.) Code allows for 24 parking spaces in a row in one area; they are requesting 25
Code allows for 12 parking spaces in a row in another area; they are requesting 13

- Parking lot setbacks: Due to lot constraints, they are requesting 9' and 6'6" setbacks from internal property line; Code requires 10'
- On Fourwinds side, they are requesting an 18'6" parking lot setback; Code requires 20'

There will be a 10' wide asphalt pedestrian path running the length of the property on Fourwinds Dr.

Paul made a motion to approve Application 18-096 contingent upon them gaining access to Longhorn Drive. Jon seconded the motion. Vote was unanimous to approve.

The court reporter swore in anyone planning to speak on the third application.

Third order of business is Application 18-097 for a rezoning from FR-1 to Planned Commercial (PCD). Applicant is Sunscapes Landscaping c/o Plan 4 Land, LLC, 3551 Westerville Rd., Columbus, OH 43224. Property owner is Richard A. Cochran, Et al c/o Betty Denney, 33718 Goodrich Dr., Piedmont, OH 43983. Property is located 1300 feet east of Carter's Corner Road on SR 37, Parcels # 417-132-010-04-000 and 417-132-010-01-000.

Joe Clase presented the application. First concern stated from the Board and Staff is the fact that the applicant has no access to 36/37 from the property and has nothing from ODOT allowing for access. Applicant explained that the access would come from the adjacent property owner who is building a Tractor Supply Company. Paul stated that without a signed agreement granting access the Board could not move forward on the application. The applicant then requested the application be tabled until the next meeting.

Paul made a motion to table Application 18-097 until the next meeting which is November 1 at 7 p.m. at the Berkshire Township Hall., it was seconded by Damita. Vote was unanimous to approve.

Paul stated to the audience that there have been no updates on Planet Oasis.

Andy motioned to adjourn, seconded by Matt. Vote was unanimous to adjourn.

Respectfully submitted,
Shawna Burkham, Secretary