

**Zoning Commission Meeting**  
**November 7, 2019**  
**7:00 P.M.**

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

Motion made by Andy Kerr to approve the October 3, 2019 meeting minutes. Seconded by Matt. Vote was unanimous to approve by those who were in attendance.

Paul Disantis explained the procedure for the meeting, and 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 December 5<sup>th</sup>, 2019 at the township hall, 1454 Rome Corners Road, Galena, Ohio 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 #19-097. Applicant is Metro Development LLC., 470 Olde Worthington Rd., Westerville, OH, 43082. Property owner is CFMD Properties LLC, 1059 Bluff Vista Drive, Columbus, OH, 45235. The property is located at the northeast corner of Fourwinds and Longhorn Dr., Sunbury, OH, 43074. Application states that the property includes parcel #'s 4172200202000, 41722003006000, 41722003003005000, 41722002021002 and 41722003004000, for a total of ±6.557. The request is for PMUD Zoning in Article 16. Current zoning is part of the Northstar PCD and the land is currently a vacant lot. Proposed use is for a residential hotel. This is a continuance from the October 3rd meeting.

Representative Steve Cuckler, Joe Thomas, of Metro Development LLC and Todd Ferris of Ferris Planning and Design are presenting for the applicant.

Mr. Cuckler addressed some of the issues raised at the October 3rd meeting, including trees which may be removed (they will be planting 101 trees on the property), questions regarding the adjacent property owner, Mr. Belczak, who has been met with and agreements have made regarding any concerns he might have had. Mr. Belczak has submitted a letter stating he has no objection to the development. In addition, Mr. Cuckler indicated that building material samples have been brought for the board to review.

The applicant addressed three divergences requested:

- 16.08 D 2, distances between buildings. Our code requires 25', with the overhang of the balconies they are requesting 20'. Without the overhang the actual distance is 28'.

- 16.08 D 3 Minimum rear yard setback – code requires 25', applicant is requesting 5', due to the nature of the property adjacent
- Number of parking spaces in a row without a tree island: Applicant states they have 31 in one location and 25 in another. States they are asking for this divergence due to the high number of trees they are otherwise planting on the site.

Board questioned fire safety with regards to the building distances. Applicant states that buildings have state-of-the-art fire suppression/alarm systems and meet International Building code requirements, which is 20'.

Drainage issues were addressed. All water retention is handled underground in underground chambers which hold and release the run-off water at a slow and acceptable rate. They replace detention ponds on the surface.

Question raised about potential of this converting to apartments? Answer was no. State licensing would prohibit that from occurring.

Eric asked about ADA compliance and developer reviewed the aspects required and they are compliant.

Question was asked about whether the "group mailbox style" was allowed by the post office since this is technically a hotel. Applicant stated they have used this in multiple other locations without issue. Jon Kerr suggested they verify with the Sunbury Post Office.

#### Public Participation:

- Chris Stephens, pastor of Northgate Church spoke in favor of allowing the development.
- Josh Varble asked whether anything would be in place to prevent a person from taking up residence at the hotel. The township zoning code has nothing in place to address that issue but the developer stated that there would be other much less expensive options available and that they had not had an issue with this occurring at their other sites. It was stated that this is a non-transient hotel with amenities geared specifically to business people and executives working on longer term but temporary assignments in the area.

Question asked by Board regarding percent of natural materials being used. Developer stated that approx. 34-35% natural materials vs. 65-66% manmade. Jon and Andy asked if they were able to consider a higher % of natural materials could be used and developer stated he could not make that call himself.

Jon asked about retaining the trees along the east edge of the property. Landscape architect addressed the fact that most are in the process of dying and adjacent landowner Belczak has requested they be removed and developer has agreed.

Developer stated a Wetlands Mitigation Application has been applied for and paid for and they expect to receive that approval.

Matt asked who would maintain that portion of Longhorn Drive and developer said they will maintain it.

Paul made a motion that application #19-097 be approved provided the third divergence regarding parking spaces was removed from the application. Jon seconded. Andy stated for the record that he wanted it to be noted that he is still opposed to the low % of natural materials being used. Vote was held and the motion to approve passed unanimously.

An informal discussion was held about possible updates that need to be made to the Zoning Resolution. Andy stated that he would like better clarification on the use of natural materials within the PMUD districts and the PCD districts. Other suggestions were to address signage for double drive-throughs at restaurants, sidewalks, connectivity and trails, real-estate signage and more. The Board expressed a desire to begin the process at the December zoning meeting and Dave Weade agreed to facilitate.

Paul announced that the township received notice of an appeal filed with the court regarding the Board's denial of application #19-087, Wilcox Residential Development at the October meeting.

Andy made a motion to adjourn. Damita seconded. Vote was unanimous to adjourn.

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Respectfully submitted,

Shawna Burkham, Secretary

Matthew D. Allen

JB  
Randy

Jon Keefe

DR