

Zoning Commission Meeting
November 1, 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 October 4, 2018 meeting minutes, seconded by Matt. 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, December 6, 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 hearing on a tabled motion from the September 6th meeting of 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. He provided some additional materials for the project, and Paul questioned whether all the previously requested documents were being provided. It was stated by applicant they were not, and he requested to table the application again. At this time Jon motioned to remove the application from the table, (from the last meeting) and Damita seconded. Vote was unanimous to approve the request to remove from the table. Andy then made a motion to, again, table the application until the next meeting. Matt seconded. Vote was unanimous to table the application until the December 6th meeting.

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

Second order of business is Application #18-106 for a Rezone to from Planned Residential District (PRD) to Planned Mixed Use District (PMUD) under Article 17. Applicant and property owner is Northstar Residential Development, LLC., 375 North Front St., Suite 200, Columbus, OH 43215. The parcel number for the property being rezoned is 41721001001000, located at the northeast corner of the intersection of Wilson and North Galena Roads. Applicant is asking for rezone for 44.904 of the 58.765 acres, for the purpose of building Patio homes.

Derek Rogers presented for Nationwide Realty. The development is referred to as the Goldwell Neighborhood. It is to have 121 lots with detached patio homes. It will be developed in two phases. Andy asked the applicant what the difference was between a Patio Home and a condo.

Applicant explained Patio Homes are fee simple. There is an additional layer in the HOA. Lawn Care, snow removal, mulching, etc. are handled by the HOA. It was mentioned that page 17-25 of our code gives our definition of Patio Homes.

Steve Larkin from NRI spoke and discussed that there is an additional parcel of approximately 30 acres adjacent to this development to the north and west which is intended to be transferred to the Township at a date in the future. It is currently owned by the Northstar NCA.

Dave Weade questioned if it was necessary to have a third-party engineer look at the plans to handle storm water treatment so there will be no issues with run-off.

Mike Williamson, Civil Engineer with Terrain Evolution explained that the final engineering will be submitted to the county next week and they will be able to provide more detailed information on the final phases of engineering after it has been reviewed by the county.

Dave Fischer stated that regarding development standards, all standards which apply to Northstar development shall apply to this development, too. (e.g. coach lights, door hardware) and the text will be amended to reflect that.

Derek stated that the maximum square foot size is 1856 sf.

Request was made by the Board for Applicant to adjust the text verbiage, so it is easier to follow and spells out specific things instead of "Refer to Exhibit A", etc. Makes it very hard for someone to review plans when being presented to zoning for applications.

Building setbacks are 25' front and back yard and 5' on each side. Roof pitch is 5/12. (Applicant's text says 20' front and back setbacks but Derek Rogers said that is an error and will be corrected to 25' in the final version.)

On street parking in one side of street only.

8' wide paved bike path will be continued to N. Galena Rd and 4' sidewalks will be installed with the houses as they are being built. (Text states 4' but applicant said that will be corrected to 5' in the final version.)

Landscaping will include mounding along N. Galena Rd. with a 6' minimum and fencing to match what is already in place along Wilson Rd. There will be one shade tree and three evergreen trees per every 100 linear ft. along North Galena as well as street trees within the development.

Per Post Office regulations there will be kiosk-style cluster box units. Plans have been reviewed with the Sunbury Post Office.

Public Comments included:

- Eric Johnson, asking about lighting around cluster mailboxes

- Jerry Brown and Tamara Brown, addressing multiple stormwater issues due to existing problems with water in his neighborhood
- Alonzo Robie, also water drainage concerns

Paul made a motion to request a representative from Brosious, Johnson and Griggs Law Firm attend our December 6th zoning meeting. Andy seconded. Vote was unanimous to approve.

Dave Fischer requested that the Board not wait to engage an independent engineer to review water engineering as it could delay the application. Paul made a motion to engage an engineer to specifically examine the stormwater issue as it pertains to properties upstream and downstream from this development. Andy seconded. Vote was unanimous to approve.

Some notes from the DCRPC review of the plan were read.

Recommended:

- A paved pedestrian access to the future park area
- A paved 5' sidewalk throughout the development
- An additional paved 8' path to be added at the end of Devon Ridge Ct.

At 8:45 Paul suggested the meeting be ended and continued at the December 6th meeting. Applicant agreed to have revised plans submitted to staff by November 27th.

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

Respectfully submitted,
Shawna Burkham, Secretary