MINUTES

PLANNING COMMISSION
THURSDAY, NOVEMBER 5, 2020 6:00 PM

PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst, Benner
ABSENT:

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – September 17, 2020

Minutes Stand Approved.

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. Application #2020-5462; 750 Rosehill Road; Applicant John Spagnolo; Major Site Plan (Rose Hill Townhome Development)

Ms. Carson: Jennifer Carson, 7051 White Butterfly Lane, Reynoldsburg. I came to speak tonight because of the proposed town homes being built on Rosehill's property, Rose Hill schools property, Rose Hill Road. I live on White Butterfly. My big concern is the flooding issue that could potentially happen and how that will be addressed to be sure that it doesn't happen again. I've lived here the majority of my life. I can remember in the 70s being in elementary school, in my neighborhood that I live in now. But in Briarcliff, being underwater, the same thing happened to us March 20th at 8 a.m., my basement filled with three feet of water. I don't want to do this again. I don't want it to happen again. So I need this to either not happen at all or be done correctly to avoid any flooding potential for our area. We went as far as losing our homeowner's insurance and having to go to a state plan because we had such a high claim. Thank you.

Mr. Zollars: Thank you. Brandi Meyers, are you in here, please come forward and state your name and address.

Ms. Meyers: My name is Brandi Meyers, 1014 Kings Charter Ln. So basically, I just I just came up to talk because I didn't; there really was no chance for us to ask questions about this or anything, because a lot of us thought this was going to be a senior housing project. I just saw this last night on the agenda when somebody shared it and was surprised because my answer was once a senior housing place. And then we were told it's not going to be. Didn't even know that the code had changed so that that became residential over there. I just have a few questions that maybe they'll address when they do their presentation. I kind of thought we would listen to that and then ask a question. But if you guys aren't taking questions, I guess I'm not really sure why you're not taking questions.

Mr. Bowsher We're taking questions. You can ask your questions now and we'll make sure that we're writing them down and asking the developers, the developers are behind you and there will be listening as well. So if there's questions that they can answer when they come up onto their part, they can. What we wanted to do is make sure that all the residents had their time to speak ahead of time. So that way, all of the questions, comments and concerns could be heard before they spoke.

Ms. Meyers: OK, so basically I live right off Rosehill Road and, you know, I kind of wonder what the effect of the storm water basin would be on the environment. You know, the Blacklick Creek is right back there. There's hardly any wooded areas anymore on Rosehill Road. That's probably one of the last areas that backs up there to Civic Park. That area back there behind the school floods all the time. My daughter used to go to Rosehill, so I just remember wet sopping back there where they would play during recess. The land over there where that site is, is like a big mound. So I just wonder, what kind of effect is that going to be when they flatten that? Like, is that going to be more flooding because it gets flattened? I don't know. I mean, I'm not an engineer, so questions like that. I also want to know if they do have a storm water basins there, if anybody's looked at the statistics on drownings that have happened lately and those not just the kids but animals, there's other effects of having those. I just was hoping somebody could look at those statistics. I have other questions, but maybe they'll be answered when they do their thing.

Mr. Zollars: OK, thank you very much. OK, do you want to read us the emails, please?

Ms. Wheeler: Yes, thank you. Have one emailed comment..... I am Allan Atwood and live at 7076 Roundelay Road North in Reynoldsburg. My comments pertain to the proposed town home development on Rosehill Road. I'm very concerned with development that will impact the residents who live in or near the FEMA flood plain in this area of the city. I do not understand how a project of this size can be built only on the few acres that are not in the floodplain. And without raising the elevation of the acreage that is in the floodplain, I do not support any project that will raise the elevation of the land in the flood zone as it will only make things worse for we residents just below. Two city officials have told me that water retention ponds are proposed and if they are minimally effective, the plan will likely be approved.

Flooding events in this area are increasing in frequency and severity and the situation is quite dangerous for us. It is laughable that retention ponds will protect our lives and property. I beg of you to put off approving this project until we residents are shown that all FEMA rules will be followed and that the elevation of the land in the floodplain will not be raised. Finally, a previous city council discussions on this specific property make it clear that this project is untenable. The following quote is from the Minutes regular meeting Reynoldsburg City Council March 23rd, 2020, director Bowsher. The Mayor brought up a good point. Most of that land is pretty much worthless as it lies back to the creek. Their willingness to basically partner with the city and to donate that other for parkland and a trail extension to Civic Park. Knowing that legitimately, because of the FEMA flood maps, you can only build on the three front acres with the required set back that we would have from Rosehill. There is no apartment complex in the world that would fit within this zoning code that could even be allowed to be built there under those stringent conditions because of how small the plot that they can even put onto there. I reject any comment about anybody being worried about apartment complex. I know this is very valid. If we were taking a look at all 10 acres, absolutely. I would have a lot of concern with that. However, it's three acres. There's no way that an apartment complex to come in on three acres because of the required twenty four units per acre and actually turn a profit. Therefore, no one is coming in. If this does not go through at this juncture, why in just a few short months is the city now willing to entertain such a dangerous project that could harm its citizens? Please do not approve this project. Thank you.

Mr. Zollars: OK, thank you for that and for Mr. Atwoods involvement. OK, so that is a live and email questions. We're done with that portion. I'm assuming these four gentlemen down here, James, Bud, John and Tim. All right, whoever is speaking, come up and say your name and address for the record and then go ahead.

Mr. Sheffler Bud Sheffler with Sheffler and Company address is 1712 Mount Nebo Road Sewickley, PA. The project team is representing the developer, John Spagnolo, representing MVR Ryan Homes, Jim Hill and Tom Kamandi. Jim will speak in a minute. The project will briefly obviously located on Rosehill Road just north of the elementary school. There are two parcels involved, a three point one three acre parcel and a ten point six three acre parcel totaling thirteen seventy five. The three acre parcel is zoned SR suburban residential, the 10 acre parcel is zoned residential medium. The project, as proposed, contains 76 single family attached town homes that will be for sale units. There are two entrances proposed on Rosehill Road, the northern entrance will be full access, the southern entrance is limited to right in, right out. The units that are in the middle will be their garages and front doors facing northern access route. There is trail connectivity from the school to the northern boundary. The project is proposing significant landscaping along both the southern and northern boundaries, as well as along the internal streets. There'll be a center community mailbox location and some guest visitor parking is proposed. Storm water management is proposed as a surface impoundment located in the bottom right corner. We'll get into a little more comments about storm water in a minute. All other utilities are available on the site and will be extended as needed,

sanitary sewer is located south of the storm water impoundment. Jim Hill is going to speak about the units proposed.

Mr. Hill: I don't know if you have the elevation drawing in front of you? Good evening, council members are finding commission members excuse me, my name is James Hill. I'm with MVR Ryan Homes offices at 8351 North High Street in Columbus, Ohio. Our Reynolds brand will be building our Wexford model in this community. It's a base model of sixteen hundred fifty eight square feet. And with extensions and finishing additions to the lower levels, we'll reach almost 2200 square feet. We're anticipating having some natural materials on the front and we're very excited about the site itself. Reynoldsburg is an awesome market, great infill community, and we're very excited about the opportunity. With that I principally just like to answer any questions you may have about our architectural style or our product.

Mr. Hicks: What approximately square foot square footage would these units be? How big are the other bases?

Mr. Hill: 1658 and then we have a four foot extension that would bump it out to 1850 without finishing out the lower level. If you finish at the lower level with that four foot extension, which is basically the back in the master. Then you get up to roughly2196 square feet.

Mr. Hicks: I know a lot of home builders kind of advertise the starting at sort of number. And then, you know, obviously there's normally a lot of options and things. What do you think where your median price point would be throughout the community where you'd start and where you think a lot of these units would end up in regards to final sales price?

Mr. Hill: Yeah. Right now, our model, based on what we understand it the cost to be, we're anticipating having product in there that's going to be starting in roughly around two hundred forty thousand dollars. And our end anticipation is that people will be taking somewhere between, oh, 10 and 20 thousand dollars' worth of options. The four foot extension on the back is an extremely popular option. And we've actually had the developer engineer each one of the pads so that we could do that because we expect typically to get a take rate of that around 70, 80 percent.

Mr. Hicks: I had one other question about the buildings specifically in a packet. We got some elevations; the fronts look very nice with a lot of see a lot of Ryan homes with sort of the gingerbread architectural details, which are very nice. There will be some side elevations and a lot of these are attached, but there will be on the ends of buildings and then on the rear elevations specifically, a lot of the elevations are going to be facing the school to the south there. On the plans I don't necessarily see any detail for window trim. And that was something that we've talked about on this board quite a few times. With the new code is to just ensure that we do have some level of foresighted architecture with some window trim around the windows and

doors. Well, first of all, I'll give you a chance to answer, is there like three and a half inches a window and door trim around these drawings as submitted or not?

Mr. Hill: No, there isn't there not submitted with any trim on the on the rear or sides?

Mr. Hicks: OK.

Mr. Hill: I mean, you know, we'd like to dress up the front because it does give people a sense of pride of ownership. The other thing is just it's a cost element to. You know, that sort of foresighted architectural can quickly drive these units in the upper 2s, close to 290 and that's not a price that we feel will generate sufficient demand for us to be able to achieve our business objectives. We're not 20 a year builder. We're 40 to 50 a year builder when we do a townhome. That requires some compromise on the architectural features, we're happy to do what we can on the front. If there's a suggestion that as you're coming into the community that maybe we should do a stone weatherboard or something like that on those surfaces that are facing the road, I mean, we'd certainly entertain that. As far as the school goes, I'm not sure, but I believe that we have some screening that's planned. So really people are not going to be staring into that product. I think you saw a little bit of it there. As far as the ones facing the park, I should say. You know, we want to make sure that those people have some sort of support. It's a beautiful site and that's a beautiful product. I love that product. I might even buy one of those here.

Mr. Zollars: I have a question. I can't read these. What is the height of these? Can you blow these up or do you know? I can't see the numbers.

Mr. Hill: Thirty five.

Mr. Zollars: The pitch? OK, thank you. Mr. Furst, you have anything?

Mr. Furst: No.

Mr. Hicks: I have some other questions about the site, but I wasn't sure if we were going to go into more detail about the site. Obviously, there's a lot of concern in the community, and I think a lot of that is driven by we have a recent experience with the first week of April or end of March of this year with pretty severe flooding in Reynoldsburg. So I'd appreciate if the developer go into a little bit about how this works with the flood plain. And then my other question and comment, I'll just get them all out there and knock them out; is having the two curb cuts on Rosehill, all the other multifamily communities, at least, that I saw along Rosehill only have one entrance. And trying to limit how many curb cuts there are on a main road, I think is generally preferred for safety purposes. Understanding you have to have fire access and all that, but we'll talk about that. Then my third comment would be one of the big things that we're trying to push in and in Reynoldsburg and it's I've been identified in our comprehensive plan is pedestrian access to places and in you have a sidewalk or some sort of connection on the front of the project, but there doesn't appear to be

any sidewalks within the project. So that would be a big concern of mine just to provide internal pedestrian access for your residents to get to and about throughout the neighborhood. So those would be my site comments just get them all out of the way.

Mr. Sheffler Back to the building and the building which proposed our twenty four foot wide. So they'll have two car garage ability for two cars in the driveway. There's limited room along the frontage for additional sidewalk due to cars potentially blocking the sidewalk as the plan as proposed.

Mr. Hicks: If you don't mind the how long are your driveways.

Mr. Sheffler: The minimum driveways are twenty three feet to the back of the curb. Some units will be set back a little bit further. So some will be twenty five, twenty six.

Mr. Hicks: Well, twenty three is pretty good length. I know that, you know, F1 or F350 super duty or some mega truck like that, may be a little tight getting in there and have access. But I think, even the for example, the Redwood community that's in Reynoldsburg still manages to find enough room to have a sidewalk.

Mr. Sheffler It definitely was an item of discussion. The conversation early was due to the vehicles in the driveways and the potential parking. It's something we'll definitely look at for the planning commission.

Mr. Hicks: OK.

Mr. Zollars: When you said, look into it, that you'll look into it or....

Mr. Sheffler Yes, evaluate locations internally to the plan, that maybe we can supplement information to Andrew to say here are some potential locations where we can have more connectivity of sidewalks in the plan.

Mr. Zollars: Thank you.

Mr. Sheffler The impoundment, as shown, is a raised impoundment, we are proposing some screening along the boundaries to the east. The impoundment that you see will have an access road from the main streets in the plan to get vehicle access over to the pond. It will be a retention basin, if you could go to the next slide. It says storm water. The very next slide. Thank you. Definitely in the planning of this project, we recognize the ongoing storm water issues that have taken place in the Blacklick Creek watershed. Our layout that we're proposing is entirely outside the Blacklick Creek floodway. We are proposing no obstructions to the floodway. That's important for us. I know the basin on the other side of Blacklick Creek was in the floodway. Disconnecting our basin from the floodway in flood elevations was an important part of the initial design. We're connecting our site underground to provide also not limiting the watershed from the school property that also is storage for the

flood. Next slide. We've talked to EMH&T about the location of the basin as shown outside the floodway, and we're assured that we're on the same path with the engineers of the city. The new storm water management facility will completely manage the development. Runoff from the development will be captured and taken into the facility, not combined with floodwaters, which is important. The basin will store the hundred year storm event and function independently by the use of backflow prevention, other methods that will keep the floodwaters out of the basin. The basin embankment is designed above the 100 year flood elevations. Additionally, we've sized the basin in such a manner that it will immediately improve or reduce the pre to post development conditions downstream of the site, the basin can basically store two times the 100 year storm on our site. So it's a significant reduction in the peak. Since it will not release during floodwaters, it also will hold that and bypass once the flood is bypassed, then the basin will have the ability to release. And of course, the last item is we'll obviously work with the city engineers on the final version of all of these analysis and calculations to prove that the watershed in the downstream properties are unaffected. Additionally, I want to point out that we, if could go back a slide or two. I wanted to point out that there is no clearing, no efforts to reduce vegetation within the floodway. No efforts to do anything in the floodway other than meander an access road to the surface. So that area will remain as greenspace.

Mr. Benner: Just quickly, you're saying you are adding trees down there?

Mr. Sheffler Where the basin is we are proposing some landscape screening along the residence to the east. So they're not looking...

Mr. Benner: So you're not taking anything down, you will be adding some?

Mr. Sheffler We will be adding some there, some additional screening. So they're not just seeing the impoundment slope.

Mr. Furst: So the nearby residents have brought up that the current existing site has a large mound on it right now and we don't have an elevation map of the property in front of us. Can you talk to how the grading works? With all of the grading, then be directing any sort of downhill flow towards the retention pond?

Mr. Sheffler Everything as designed will basically be gently sloped from Rosehill drive towards the point of the development at the cul de sac. All of the roof drains, all of the streets, driveways will all be collected in the surface, storm water collection facility conveyed underground to the pond. So there's very limited release of untreated water back into the floodway of Blacklick Creek, which is basically just the river yards below the slope up against the floodway. We're also; the school property, we're not affecting how that watershed works today. So by the location of the pond, so it'll be gently sloped about a one percent slope from Rosehill Road towards the cul de sac.

Mr. Furst: Thank you.

Mr. Hicks: Would you be able to address the traffic, the entrance and the two entrances?

Mr. Sheffler As proposed of course, we have the right in right out access close to the school. We have looked at an opportunity to dead end that street, let's say, into a hammerhead situation. If the planning commission chooses an option like that, there's also an option that we, I think we put a slide in there, right, Andrew, at the very end, I think. We've also looked at instead of a hammerhead, we looked at a parallel roadway from the Southern Access. Along the center, units and tie that entrance back into the northern access as an alternate option. So if the planning commission and City feel that, you know, that limited access is not a desirable location, we have options for interconnectivity.

Mr. Hicks: Just to go into a little bit more detail, I appreciate you bringing some different options to the table. That's excellent. You have your current layout, which that southern entrance to right and right out. You said one option would be a hammerhead sort of turnaround area. And that would be I'm looking at this unit 42 to kind of come at the end of unit forty two and forty one.

Mr. Sheffler Yeah.

Mr. Hicks: OK, so right there and then what was the third option?

Mr. Sheffler The third option would be to turn the road along unit forty one and provide interconnectivity, take away some of the green space along Rosehill Road with us rotating the axis.

Mr. Hicks: And you may have to maybe move some buildings a little bit.

Mr. Sheffler Slightly. Yeah.

Mr. Hicks: But that would complete a full loop then?

Mr. Sheffler That would complete a full loop. It would put a little more traffic at a little more difficult turning at our intersection if you're coming up that loop road along forty one and turning left, you potentially might be blocking the lane, which was not necessarily our first choice, of course for access into the property. So the hammerhead, I think, is more of a desirable option if the planning commission chooses that the limited access is not preferred.

Mr. Zollars: Additional questions up here?

Mr. Sheffler Anything for the developer?

Mr. Bowsher I just want to speak a little bit further on some of the storm, especially for our residents that are already here. I know that the mayor takes this very seriously. My name is Director Bowsher and I know our service director takes this very seriously as well. I think what you're finding is the current two parcels that they're looking at building on. There's a great deal of sheeting effect not from here, but also not only from that site, but also sites further up to the north of the city of Reynoldsburg just does not control. So when that sheeting effect happens and there's lots of water and there's nowhere for it to go, it just drains right into the creek. And it was just naturally how it's supposed to happen. Unfortunately, back in the 60s and 70s when your homes were built, it was built and some of them in the floodway, certainly in the floodplain and way too close. So what the developers are actually proposing, it actually helps in a few different ways. The main one is, is because now instead of just a green sheet of land where the rain is falling and it's falling right into the creek and then it's back filling around your homes, all of that water that's just going to go into the creek is actually going to go into that detention pond and stay there until after the major flooding event has happened and then it can slowly go into the creek as necessary. So you're actually going to see a direct, immediate impact because of the development. I know a lot of people are fearful of the development and won't increase the water amount that's there. But in terms of this, this is actually going to really help. We're seeing this in a lot of different areas among the city where there's cornfields or there's other green spaces that are next to homes and they're seeing a lot of backfill. We're getting a lot more rain. There is certainly climate change that's happening. And you're the direct result of that, unfortunately. But I think with this development, it's actually going to help mitigate quite a bit.

Mr. Sheffler And to build on that, a little bit of handwritten thank you is it's not only designed to function that way for improvement for the higher the hundred year storm events that you hear. As the creek is rising, even for smaller events, the way we have this designed with backflow prevention and the ability to store up to the hundred year and beyond storms is we can even attenuate release later from the we'll call it the more summertime rainfall events of an inch or two. And as that creek rises, we have the ability to shut that off and store. So it’s going to function more for all of the storms, not just a flood.

Mr. Zollars: Thank you. Questioners and the questions, comments, any motion one way or the other on this matter?

Mr. Hicks: Yeah, I'd like to make a motion. I think I'll make a motion with a few conditions. And just before I get into trying to lay those out, I wouldn't mind just a quick conversation. I think it's pretty clear in our plan that we wanted pedestrian connectivity and, you know, we've seen it in other developments, but I think the sidewalk is within the community, even if it's only on one side of the street, not on both sides, but at least on one side of the street, you just have to in Reynoldsburg. The second would be that my preference would be that the southern entrance. That's right and right out currently be changed to a hammerhead dead end. I mean, I think even the person that buys unit forty two or whatever it is at the end of that

would prefer that rather than having the traffic there and less curb cuts, the better on a lot of our main corridors. The third would be a door and window trim on the, the doors and windows on the buildings. That's something that we've discussed at length and you know, part of having new comprehensive plan, a new code and we're very appreciative of new development is making sure that and here at Planning Commission make sure that the developments maintain a high level of quality in the neighborhood and that it's a lot of units all run along the school there. We appreciate the screening and putting all that into development. But I think in the big picture of a big project is a relatively minimal cost to add a little door and window trim around all those windows. So those would be I would recommend approval and those would be my three conditions.

Mr. Zollars: Commissioners, everyone on the same page here?

Mr. Benner: I truly have no issue with that right then right out. I understand curb cuts are undesirable, so to speak, but being on the curb the way it is, it seems to me that that would make it the safest that it could be rather than just having one way and one way out. I don't know. The whole thing concerns me traffic wise. As far as that curve and the speed of traffic on Rosehill Road, I would give up the curb cut to maintain the right in the right out. Sidewalk I'll go along with I don't have a problem with that. I'm not really comfortable telling them they should spend more money to do window trims so that the kids on the playground see a better looking.

Mr. Hicks: I was going to look it up before we got in the meeting. I ran out of time, but I thought that was something we had implemented in the new code that you had to have at least vinyl window and door trim around the doors and windows.

Mr. Zollars: Are you going to look at that, Mr. Bowsher? OK, just one second on that one.

Mr. Furst: Is it possible that if it's not required by code, could we compromise at least, you know, because they are going to have some screening to the north and the south? Could we compromise at least be maybe on those interior units where they'd be facing the internal roadway?

Mr. Benner: I think the sidewalk idea makes sense, although that also changes their plans as far as driveways and things are concerned, unless they can put it across where there's no unit, the connectivity is a big deal. I'm not crazy about curb cuts either, but I really think in this instance that it fits.

Mr. Zollars: Mr. Cullinan, you have an opinion?

Mr. Cullinan: I think for the curb cuts, I could go either way just with making that long dead and turn around and also the fire department, I'm not sure if they've weighed on this, you know, or not with the architecture. I think maybe if we can do along Rosehill, the same as those front faces are, there’s a compromise from trying

to have everything all the way around look the same, just at least that front part and that's only three units that were talking about.

Mr. Zollars: Developers, you guys are amenable to these options? Well, mainly on the window package and sidewalks? Yes.

Unknown Inaudible

Mr. Zollars: Please.

Unknown I guess by the time you put aside one in there and you ramp it up, it's kind of just a concrete. On the open space, we could definitely say.... When you actually build it. (Speaker was not at the mic and this is the only words that were picked up)

Mr. Zollars: OK, with that, where does that leave your motion, Mr. Hicks?

Mr. Hicks: Well, I guess what we're talking about there then was maybe trim around the windows on all the fronts along Rosehill, but not on the rears of the units. What would you like to see, Keith? So I'd be OK with that. I mean, I think it's something that if it's not in our code and we're doing some of these cleanups that we need to get that included. I just think that. You hate to see projects where all you see is vinyl, you know, for a little bit of an incremental cost, that makes a big difference.

Mr. Furst: So, Mr. Hicks, do I understand you're OK with the two curb cuts, maybe some trim along Rosehill and then a sidewalk proposal approved administratively, assuming it would provide pedestrian access as a kind of where we leave us?

Mr. Hicks: Yeah, I think as long as it provides sidewalk access for each unit.

Mr. Zollars: All right, well, if you could, Mr. Hicks, put down emotionally and get this moving.

Mr. Hicks: All right. I'd like to move that we move.

Mr. Shook: Real quick before you make the motion, Mr. Hicks. As part of your motion, Commissioner Hicks, I would ask that you add a condition that your approval is subject to the approval of the board in building zoning appeals because one of the parcels has suburban residential zoning designation.

Mr. Hicks: I'd like to make a motion for approval under the following conditions, the first being that the applicant received approval from the board of zoning and building appeals for a conditional use permit.

Mr. Shook: So attach single family housing such as this is a conditional use in the suburban residential district. It's a permitted use in RM, but on that portion of this proposed development that's in that SR district, they will need to have that

conditional use.

Mr. Hicks: Conditional upon them receiving approval from the board of zoning and building appeals for a conditional use. Secondly, that the applicant work with staff to provide sidewalk connectivity to all the units within the community. Thirdly, that the applicant add door and window trim to all of the building elevations that face Rosehill Road.

Mr. Zollars: What about the curb cut?

Mr. Hicks: I'm fine with that.

Mr. Zollars: OK. All right, so we have that.

Mr. Benner: I'll second that.

Mr. Zollars: OK, thank you. Would you call the roll, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**REFERRED [UNANIMOUS]**	**Next: 11/19/2020 6:30 PM**
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Keith Benner	
AYES:	Cullinan, Zollars, Hicks, Furst, Benner	

2. Application #2020-5461; 1170 Lancaster Avenue; Applicant Laurie Gunzelman; Major Site Plan (The Oliver)

Mr. Hentz: My name is Richard Hentz 7433 Bryden Road. I've lived on Bryden Road for 50 plus years. It's a nice, quiet neighborhood and it is zoned the old Reynoldsburg neighborhood district. Amazingly, we have quite a few second generation and longtime homeowners in this area. My father, John Hentz, was the chairman of the Planning Commission in the late 50s and 60s and oversaw the planning of Huber all the way from Haft after Brice Road. This rezoning to fit someone's agenda is unethical and wrong to plan a three story complex in the middle of a single homes. Really? Yes, we have over 500 signatures against this. Is anyone listening to the neighbors, the people who really live here, the ones who will have to deal with this five acre and 90 apartment, three story, vacant site plan? It doesn't sound like it. The Hollenballs that live on Bryden just due south of it. What will they look at? They'll have floodlights coming right into their property to the north. The guy has lost his sunshine and view 20 feet from me to you, three stories, and people on Gibson just to the east, no more sunsets for them. I agree with the last meeting that these apartments would look good, but at 256 and Livingston, the vacant land there on the northwest corner, has been there a long time, just not on Lancaster Avenue. And from the minute some decisions from your September 17th meeting, it seemed like all you really want to go through. You really want this to go

through? You gave the developer a second chance on his incomplete application, is supposedly possession of the property still has not shown up on the Franklin County Auditors Books. The developer stated on September 17th he has possession of the property. This application shall be posted for review by the public 30 days prior to the commission meeting. Can you present an application for a property you don't own? Quite obvious to us, the petition concerned adjoining residents that most of the commission has already made up their decision and are more concerned with how pretty it's going to be the materials and the color of these three story apartments and the lighting concerns that's going to flood the neighbors. The walking path through a residential lot is going to be another zoning variance?

Mr. Zollars: Mr. Hentz, have to cut you off. Thank you for your comments. Next up was Brett Luzader.

Mr. Luzader: Thank you, Brett Luzader, 1116 Gibson Road. Thank you, Chairman Zollars, members of the commission. I would like to take a look at the words, shall. The words shall, when used in laws and regulations is to express what is mandatory as in it shall be unlawful to carry firearms in this building. There is by reference in the recently enacted zoning code when addressing applications and permits. The development handbook. In this handbook, it states a major site plan application shall be submitted 30 days prior to the regularly scheduled meeting of the Planning Commission. Application 2020-5462 refers to Rosehill Road, but it was actually submitted on 10-15. Application 2020-5461 for 1117. Lancaster Avenue was submitted on ten. Twenty one. It has not been 30 days for either one of these applications. I contend that these applications should be held until the next meeting. To give the public ample time to review these applications and plans and for adequate discussion. Furthermore, the new zoning code was designed to particularly address residential medium development. Quote, the purpose of the residential medium zone is to complement single family residential development. The Oliver project, being three stories tall, does not complement the existing single family homes in that area. Thank you.

Mr. Zollars: Thank you, Mr. Luzader.

Mr. Fee: Thank you. My name is Tom Fee, 7367 East Bryden Road. I think the fact that apartments are planned on every north south road between Rosehill Hill and Taylor. I mean, it's just a huge increase in Population, the schools are getting overcrowded. My daughter just was in 9X last year and they were shoulder to shoulder in the school. The traffic is going to be horrible on Lancaster Avenue. I live coming down Lancaster Avenue to turn left on Bryden. I mean, there's so many times where I'm getting into left turning lane and people are trying to pass me as I do that. There's going to be even more cars when that happens. And then, I understand that the main street corridor between the Bridge and Waggoner Road is going down to one lane, going each way. That's not true?

Mr. Bowsher No.

Mr. Fee: OK, OK. All right, well, the big thing now is the last meeting Mr. Oliver said that he purchased Robert Wilson's house and he did not. He was under oath when he said that. There is no record of a sale on the 1070 Lancaster Avenue property and he said that he purchased that as well. I think, with his tax liens Ten LLC companies. He's trouble. We don't need a neighbor like that. Thank you.

Mr. Zollars: OK, thank you, Mr. Fee. Allison Fee.

Miss. Fee: I'm Allison Fee, I live at 2367 East Bryden Road. I'm a Reynoldsburg high school student and with apartments coming in. That's going to be a lot more students coming and you know how overcrowded the schools are now, a lot. You guys haven't been in school for a while, I'm guessing. OK, this is coming from a young Reynoldsburg citizen. I just think it's a bad idea because of how many kids we already have and Reynoldsburg, it's going to be even worse. It's not a good idea.

Mr. Zollars: Thank you very much. All right. Last on the live is Amy Fee.

Mrs. Fee: I'm Amy Fee, I live at 7367 Bryden Road as well. I know that everybody's come up and just kind of discussed their dismay in all of this, and I just feel like we don't have anybody elected up here to speak to about our concerns. And, you know, we have a five hundred signatures on a petition and I guess the next step would be to go to the city council meetings and address the new zoning laws and or and just, you know, I don't know anybody that was on this committee that passed how things are done now. With everything I see and I hear, it just sounds like people don't want more apartments and Reynoldsburg and we're just kind of tired of having that name that we're Rentalsburg. That's pretty much all I have to say, but I just wanted you all to know that there are a lot of people out there who are voters and are not happy about this, so thank you for your time.

Mr. Zollars: Thank you. OK, that's it for the in-person discussion. Do we have email comments?

Ms. Wheeler: No, I do not.

Mr. Zollars: OK, very good. All right, I'm going to see. Mr. Shook, would you chime in on this 30 day notice, please?

Mr. Shook: Yeah, I actually discussed that with Mr. Luzader by phone, I think it was yesterday. The development handbook that is available online at this time is the development handbook that was created under the former zoning code. The current zoning code does not mandate that an application be submitted 30 days prior to a meeting. Although I have discussed, of course, with the development department the importance of updating the development handbook to reflect the current zoning code. However, I would note, of course, and we've discussed this as well, that the Planning Commission rules do require that an application be submitted 30 days prior

to a meeting. Those are your rules. You can choose to suspend those rules if you want. You can choose to enforce that rule if you so choose.

Mr. Zollars: OK, thank you very much. I hope that addresses Mr. Luzader's questions concerning, one of his concerns anyways. OK. So there's not a comment, Ms. Gunzelman, would you come up here and talk? Also please state your name and address for our records.

Ms. Gunzelman: Thank you so much for being able to come to you this evening to present The Oliver project, which is something that we've been working very hard on with the development office and taking a lot of the comments and concerns into consideration. The project, as it is, is a residential neighborhood that provides a variety of different living types, both for sale and for lease. The diverse range of housing options provides different price points and different unit sizes. The intent and the planning of this project was to create a walkable neighborhood that ties itself physically to the surrounding community so that it really is something that everyone in the area can enjoy. It's not meant to be isolated or independent from the rest of the community. We also know that it supports the goals of the medium density requirements or suggestions that was posted into the zoning code. Again, looking for a diverse range of housing options, walkable communities, and presenting itself as with amenities that could be used by others in surrounding neighborhoods. Right now, the property that was purchased by Michael was a tax exempt property. Once this development begins and starts to sell, those will create tax revenues for the City of Reynoldsburg for improvements to the schools that sound like they need to have some additions to. I know a really good architect that might be able to help you with that. The site development, if we want to go to the next slide, it has 32 town homes, two bedrooms and three bedroom units and fifty six apartments with a mix of one and two bedroom units.

Mr. Zollars: I'm sorry to interrupt. Has your presentation changed since the last one?

Ms. Gunzelman: No, it's the same thing.

Mr. Zollars: OK, we can skip that a little bit.

Mr. Furst: Any changes made that you could inform us of?

Ms. Gunzelman: Oh, there's very few changes other than if we want to go straight into the civil drawings.

Mr. Zollars: Yeah. Let's address the changes from the last meeting, please.

Ms. Gunzelman: OK, if you want to flip down. So the other changes or additions or improvements that we've had. If we go straight to the civil drawings, basically what we've added is if you go to the next sheet is a site drawing that has the right of way

noted names and addresses of the properties of adjoining neighbors, zoning of the property and adjacent of the property that we're developing, as well as the adjacent properties location of the proposed building setbacks. That's the topography lines. Also of note is the permeable pavers, which is assisting with storm water runoff and green infrastructure. The next site drawing that we're presenting is the grading plan, which basically demonstrates a fairly level site. The topography is nearly; it does slope to the southwest, and our finished floor elevations are fairly similar between all the different townhouse units. So it just reinforces the fact that it is a pretty flat site. Our next civil drawing is the site utility drawing, which shows the existing conditions of existing site utilities and also our proposal for connecting to the city water supply with a six inch line and our sanitary sewer with a 12 inch connection. Then we will also work with the local electric provider to provide the electric for the property. The next drawing would be the traffic and parking plan, which demonstrates the location and width of each of the brand new drives, as well as the existing drives locates all of the parking spaces of which we don't need any variances for. It also shows basic curbs and things like that for sidewalks and access in and around the development. Then I'm not sure what your next image is, but we did also do a facility demand worksheet which shows the site storm water and water pressure. We've got twenty thousand six hundred and forty gallons per day use. The pressure required of 60, which is a standard 60 PSR, which is the standard requirement. We have sanitary sewer anticipated flow of twenty thousand six hundred and forty gallons. We also performed an observation for the traffic. So the drawing that she has up right now also shows the storm water detention that we will add to the property. We are working with this city's engineer on that, Ryan, and we have a few alternatives to that he is reviewing to see which is the best direction for this piece of parcel, and what would be the best for the City of Reynoldsburg and the proposal. Then the traffic study our engineer was able to obtain from MORPC the peak hours of operation, that volume of eight thousand thirty five. We are estimating that our particular property will generate at the morning hours 50 and the evening hours 60. So therefore, they provided a written proposal demonstrating that typical traffic studies are required, that are more involved when they reach an average of one hundred travel units per period. We're not at one hundred or maxes at 80. Therefore, they believe that a further traffic study is not required and is not warranted as part of the application. I don't know if there's anything else on that particular area. We did add some screening for the dumpster and the landscape drawings, as well as locating existing and new trees on the landscape drawing, we identify the differences for existing trees that had to be removed and trees that we were replacing. So there were eight trees that we have to remove and there's eight trees that would be replaced. That's what you got there.

Mr. Zollars: OK, commissioners, questions, comments?

Mr. Furst: Ms. Gunzelman, because it was brought up during public comment. Can you state for the record, the current owner of the property? Is it Mr. Oliver?

Ms. Gunzelman: Mr. Oliver is the current owner, and we did supply those

documents to the city for review.

Mr. Furst: Awesome. Thank you.

Mr. Bowsher He did supply those documents and they did submit for a lot split, which is why it's not on the county auditor, because at its current rate, there's no lot to split. They're only buying half of the parcel. Therefore, a lot split needs to be required before it would be updated on the county auditor's sheet. So until that's approved administratively via the city, it's not going to show up on the auditor's website.

Mr. Shook: Just real quick, I want to just correct the name of the owner. Mr. Bowsher is correct. The transfer has taken place. The name of the new owner is Principal Properties LLC. My understanding is that Mr. Oliver's, the representative for the LLC, I assume that's correct, Principal Homes LLC.

Mr. Zollars: Thank you, everybody, for that one. Thank you, Mr. Furst. Good question.

Mr. Hicks: I just wanted to state the last time the applicant was here that I was supportive of the project. I appreciate and understand. I mean, I think Mr. Furst and I live just down the road from this project. So we will be and in the neighborhood and neighbors and I understand the concern of neighbors on a new project and something that's changed, something you've been used to seeing an empty field there next to the church for a long time. Then there's a proposal to dramatically change that. I think people just need to be open minded that this can be a really good change for Reynoldsburg. I think the project is very high quality with high quality materials that will not hurt people's property values in the area, it will most likely increase their property values, and to just be mindful that Reynoldsburg is going through changes. For the most part, that's going to be a good thing. We've seen a dramatic amount of change in this community since I moved here eight years ago. When I bought my house on south of Main Street in Old Reynoldsburg eight years ago, it was vacant. The house next door to me was vacant and was infested with raccoons. There were people that were selling drugs in the alley in the back there. It was a rough place. We decided that we thought there was a lot of potential here in Reynoldsburg that eventually this could be a really nice area. I think we're continuing to see that trend. It's going to come with maybe some growing pains as we're going through all this. But ultimately, I think we're Reynoldsburg is going is a better place and projects like this are helping us get there. The only other thing, and I brought it up in the last meeting, is that there's a serious shortage in housing in Central Ohio. Every suburban community is feeling a lot of these same pressures where neighbors are upset because there's development going on in their backyard. But for all the projects that are going on, there's not nearly enough people want to move here because there's jobs here in Columbus. There are other parts of Ohio that are not so fortunate that don't have jobs. So when we're concerned about traffic, I understand it's frustrating. Nobody likes sitting in traffic, but there's no traffic in

some towns in Ohio, and it's because they're dying. And that's not a position that we want to be in. So we have to find ways to manage the traffic, but we need to accommodate growth. And this is a very high quality project. So I just hope everybody can ride through this and we're going to see that Reynoldsburg changing in a positive direction. So, I'm supportive of the project.

Mr. Zollars: Thanks, anyone else up here have any questions or comments? If not, I'd entertain a motion for one way or the other.

Mr. Hicks: I'd like to move for approval as submitted.

Mr. Furst: I second.

Mr. Zollars: OK, we have the first and second. Can we get the roll call, please?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes, Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst, Benner

E. OTHER BUSINESS

1. 2021 Meeting Calendar

Meeting's scheduled for 2021 will stand as submitted.

F. ADJOURNMENT

_____ _____

Chairman Planning and Zoning Administrator