



MINUTES

PLANNING COMMISSION THURSDAY, SEPTEMBER 2, 2021 6:00 PM

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

A. CALL TO ORDER

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

Mr. Hicks: Mr. Chairman, I'd like to make a motion that we excuse the absence Mr. Zollars.

Mr. Furst Is there a second?

Mr. Benner: I second.

Mr. Furst Motion has been first and seconded, would you call the roll, please, Ms. Wheeler?

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

2. APPROVAL OF MINUTES

1. Planning Commission – Special Meeting – July 22, 2021

Minutes Stand Approved

2. Planning Commission – Regular Meeting – August 5, 2021

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Furst.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

None

D. OTHER BUSINESS

1. Work Session

Ms. Wheeler: Our first work session tonight or first item agenda is for a proposed potential Sheetz. This would be the corner of Main and Brice on the north east side of that corner where the old Walgreen's is. I think tonight just wanted to have kind of an informal conversation about that potential location. They did submit some potential site plans of what that could look like, as well as some renderings. And I know they are here this evening to kind of talk through that and perhaps get some initial feedback. And with that, I can kind of show what's been submitted. If they want to come up here.

Mr. Furst Please state your name and address for the record.

Mr. Petruziello: My name is Frank Petruziello, 4270 Morse Road, Columbus, Ohio, and the president of Development for SkilkenGold. And yes, we are here. We are very thankful to be here and very appreciative of the opportunity to do this informally before we apply and before we go any farther so that we sort of get a feel for where you may stand on the issue. I have with me tonight Aaron Hensley, who is with Sheetz, and Kareem Imer with our office. And you see the location that we're looking at is the former Walgreen site, vacant building on Main Street. And we reviewed your code and have had numerous conversations with Andrew Bowsher about the site. And, you know, there are many we believe we can fulfill most, if not all, the objectives of the zoning. Say for the fact that in this district, fuel is not a permitted use. And but we want you to know that we have worked with other municipalities on sites that are, quote, urban, bringing the building out to the street in Grandview Heights, in the city of Columbus, among other locations. It's really Sheetz flexibility that allows for that to occur. It's not normal to find someone who sells fuel, willing to put the fuel pumps where people can't see them. And so I think it's to their credit that they're willing to look at the interests of the community in this instance and occupy a location like this. In terms of the physical aspect of it. We understand your code has a minimum height of twenty two feet. We have no problem meeting that requirement. That your code requires parking at the rear or maybe I don't remember if it allows parking on the side or not, but we're showing a little bit on the side and certainly everything else in the rear. And we're also proposing to donate, a dedicated right of way to the city to allow for the realignment of Brice Road. As we understand it that is a pretty significant problem there. I'm looking at the old curb line there and the old curb line is probably, what, forty feet, thirty or forty feet farther west in this image than what is being proposed. The red lines, I believe, came from your office. Andrew, is that is that right? For the future alignment. So we superimposed that over the top of the property to determine what was then usable. We would propose also to fill out the frontage as best as possible, allowing still for the curb cut on Main Street. So there would be a combination of probably wall or fence and whatever we work through to fully face the front of the property, and the building. If you're well, I know you're familiar with these buildings because we've had the; I'm the A team just so you know, we had to B team here. Now Kareem and his crew did a great job getting the first one to prove through your guy's. Sheetz is very interested in Reynoldsburg. Sheetz anticipates between three and four locations and Reynoldsburg alone. And yeah, the images you see before you are there, not we're

not proposing that design specifically in this location. What we're trying to demonstrate is that we've worked with communities. This is Grandview Heights right at the corner of Grandview Boulevard and thirty three. And this is an approved building and site plan has a plaza out on the corner. Now there's some parking between the entrance you see there on the right and Grandview Boulevard. That's not what we're proposing here. We're proposing the building to be right on the hard corner. But it's an easy I shouldn't say easy. It works within sheets program very well because Sheetz, their buildings are all four sided, brick, all four sided, stone base it's just a matter of how they can be manipulated to meet a specific requirement as in as in this case. So I guess finally, I guess I want to talk about the fuel. Sheetz is primarily a restaurant. It's six thousand square feet, has a full kitchen and the like. All advertising you will ever see for Sheetz. They're not going to advertise their fuel. They're going to advertise their sandwiches. So we see the fuel essentially as being an accessory use. Now, the comparison is maybe a bit stretched, but I think it's somewhat apt is that, you know, Kroger has fuel, so does Giant Eagle. Sheetz, has fuel. Even the company's routes come from food. They do not come from oil fields. So, you know, we would pose that if council is so inclined to grant us the variance to allow for fuel use in this district that we would be very happy to be here and be happy to work with you on this project. So we're looking for comments. We're looking at, you know, no way in hell don't talk to me, leave. You know whatever they are. We appreciate forthright comments.

Mr. Furst Mr. Benner?

Mr. Benner: No.

Mr. Hicks: Mr. Chairman, I have a few comments. I think I think our primary objective for the whole city is that whatever happens on that corner, that intersection gets fixed. That was, you know, just done wrong, over 60 years ago. I think I read the story recently on Facebook about how everything how it went down originally. And unfortunately, it's a huge safety issue. There's a lot of people that unfortunately are you know, Brice road northbound right there is pretty wide. And they don't know because they're looking at their phone or whatever it is and they run into a brick wall. So I think whatever the solution is to what happens on that corner, the number one priority for everybody should be the public safety and fixing that interchange. Secondly, I think, as you mentioned, fuel, I don't think has really been our intention into what our vision is for that area. We're looking for based upon the Comp Plan as Columbus grows and Reynoldsburg grows, that that's going to be a little bit more urban. So I think whatever you can do to get as close as possible to all the requirements in that district, which it seems like you're heading that direction in regards to putting the building out front, but not just putting it out front and having the back of the building facing Main Street, but putting it out front and the frontage of the buildings on Main Street and the doors, you know, I mean, you would have another door, obviously, to access from the fuel side, but a door accessing from the Main street side to make it as pedestrian friendly as possible for the long term. I think it would certainly consider it. You know, just to repeat. Fixing the interchanges is a

have to whatever plan has to ask to fix that and please review the code and make something that would comply as best as possible and make the fuel as much of an auxiliary use rather than the main use as possible and enhance the pedestrian features in the front facade along Main Street. I think I wouldn't have too much heartburn on a proposal that looked like that.

Mr. Petruziello: Thank you, sir.

Mr. Hicks: Those comments are appropriate for a work session.

Mr. Cullinan: One question, a lot of your locations have a drive thru.

Mr. Petruziello: This will not. We're trying to respect the urban nature of this location.

Mr. Cullinan: I didn't see it on there, but I want to ask. That's the only question I had.

Mr. Petruziello: Great, thanks.

Mr. Furst I do agree with Mr. Hicks that I think fixing the intersection is a primary interest of the city. One of the concerns I have is that in order to grant a variance, you must show clear evidence of hardship. So I would, you know, ask that if you wanted to make that pitch to the city that, you know, very clearly articulate how a strict imposition of the zoning code would cause a hardship. This board in particular, cannot grant a variance that's for the zoning board, but that is probably the biggest hurdle I would see in granting a variance here, among the other factors of compliance to the code that are necessary.

Mr. Benner: Mr. Chairman, getting that roadway fixed would be very nice. I'm not sure that having a gas station restaurant there in order to get it done is the best way to get it done. What is your customer count or what would you expect it to be in a situation like that?

Mr. Hensley: Erin Hensley 630 Morse Rd. Suite 150 Gahanna. It's. Something we really don't release because it's.

Mr. Benner: OK.

Mr. Hensley: I mean, it is so different at every store.

Mr. Benner: I'm sure it is. I hope you can understand what I'm looking out here. That's a very busy intersection.

Mr. Hensley: Sure.

Mr. Benner: There is a in and out drive on the other side in the Speedway. Brice Road, regardless, north of Main Street is not wide enough to handle a whole lot of in and out traffic. Traffic backs up at that light. Have you done preliminary traffic study?

Mr. Petruziello: We would do nothing without a full traffic study that was fully vetted by the city. We don't we do nothing without a traffic study.

Mr. Benner: OK.

Mr. Petruziello: So no, we're not trying to circumvent any of those requirements.

Mr. Benner: That was not my.

Mr. Petruziello: Yeah, OK.

Mr. Benner: I didn't mean to insinuate you were. I simply the amount of traffic in that area would worry me a little bit.

Mr. Petruziello: I guess part of my comment back to you would be by narrowing this property even further because of the right of way issue. I think that we have to look at what kind of scale project can really fit here and also what kind of project can afford this dirt. And honestly, a project that would be a speculative, you know, sort of mixed use project and the like, quite honestly, could not afford this dirt. And so my point would be that this is an opportunity and it may not be as you put it, the best, as anybody has put it, the best opportunity. It's a real opportunity, though, and I think it has to be weighed in that regard because, you know, we all know that plans are not black and white and objectives are not black and white. And I feel as though we can tick quite a few boxes here to make this work, and I hear Mr. Hicks in terms of his comments about how it needs to operate and the like, and we will certainly work on that to do that. And that's very pointed, you know, advice to us. And we will take that and we will work with Andrew and his staff to meet those goals. So, anything else that we...?

Mr. Benner: Based on your input here tonight, what do you see as your next step? What are you? Will you go to the city? You're going to have to have that property rezoned.

Mr. Petruziello: Yeah, well, no, I don't believe so. And talking to Andrew, I believe that what we need is a use variance from Council. Am I right?

Mr. Bowsher: So we really, really do not want to grant a use variance because it would set a precedent for that use. For this and actually Mr. Benner had asked me about; it would require more than just one variance, number one. What this would require is a rezoning to CC with your conditional use. And that is what the original Sheetz on Broad that we did approve. It would be through that process.

Mr. Petruziello: Right. It's just a little different. I'm happy. You know, you gave me some preliminary thoughts initially.

Mr. Bowsher: I guess just to put all cards out on the table, the city is still. One way or the other with this site we're working with the current property owner, the Wyler Group is already undertaking what that taking of that right away would be. Once we have that and we have a better understanding of the funds that we can apply to that in the future for doing that. Because I guess my other question would be to if you're donating that to us, is there consideration for realigning that out of the development cost?

Mr. Petruziello: Well, we'd be certainly willing to talk about it, Andrew. You know, I don't know the exact dollar, so I can't stand here and say, yes, but, you know, we have done quite a bit of roadway improvements, so it's certainly on the table.

Mr. Bowsher: Appreciate putting all the cards out there.

Mr. Petruziello: Yeah, but. If it requires a rezoning, it requires a rezoning and if that's going to be impossible, then.

Mr. Furst: Well, to give you some perspective, it's not necessarily impossible, however, it is the preference, I also serve on the zoning board and it is a preference that the zoning board to not grant use variances. We consider that a power that the city council has. So this would need to be an ordinance that's considered by city council and the subject of their consideration.

Mr. Petruziello: We are happy to do it. Whatever way you would like, and I appreciate the rezoning makes more sense because it doesn't get into variances from that standpoint. It could be all done as a package. And this is the package and you either approve the package or you don't approve the package. So that's absolutely fine with us. I just was mistaken as to how it would proceed. So to answer, I think you asked me, right? How we proceed from here. Well, we go back to the drawing table and we work on a more fulsome proposal. And we work with Andrew and his staff and come up with our best foot forward because that's how we do business. I do not play games with design. I do not show you crap and make you happy that I made crap better. You know, we always come with the right thing, you know, how we feel is the right thing.

Mr. Benner: And I've seen several of your developments, your businesses throughout Central Ohio since you started moving to. I don't have any issues with your building or your ability to, you know, to landscape them and blend in with the city. So if you pursue I mean, I'm not against it. I'm simply telling you the things that you'll need to jump through to get it even considered.

Mr. Petruziello: Right.

Mr. Bowsher: Frank, would you consider before submitting anything or working further with us to have this go to a work session item for City Council before them? It's eventually going to get to them if that's where it goes. And I think it's probably important that we have that conversation debate. And I'd really like to get City Council's opinion as well.

Mr. Petruziello: I would very much be happy to do that. When you think we could do that?

Mr. Bowsher: I think that we could probably put you on the September 27th meeting.

Mr. Petruziello: Well, that's wonderful. I guess I have to postpone my trip to Aruba, but no, no that's fine. I would never go to Aruba. Sorry, but the 27th is fine.

Mr. Bowsher: OK.

Mr. Petruziello: Of course. I just insulted everybody who goes to Aruba. But you know, that's what.

Mr. Bowsher: Let's consider that the next step then.

Mr. Petruziello: OK, well that would be a great step. And I again appreciate your time and the ability to have this discussion.

Mr. Furst Thank you.

E. NEW BUSINESS

1. Application #2021-5387; 7345 E Main Street; Applicant Christene Logesky; Certificate of Appropriateness (Vicks Pizza)

Mr. Furst: Thanks, gentlemen. Next item is new business, we have item one, application number 2021-5387, for 7345 East Main Street for Vicks Pizza.

Ms. Wheeler: Thank you, Mr. Chair. This is for Vicks Pizza, as you mentioned, and the property at 7345, application number 2021-5387. The applicant is requesting Planning Commission approval for exterior building modifications. This is to update the patio. Scope of the work involves new concrete, landscaping, stairs, a retaining wall. And because this property is within the old Reynoldsburg commercial district, we do require a Certificate of Appropriateness for any proposed exterior modifications. I see the applicant is here. If you want to walk us through, I can pull up what you've submitted.

Ms. Logesky: Christine Logesky and my building is actually 1349 East Main Street as of this month. I'm upstairs, but I'm representing my family and their business, Vicks Pizza, I am their daughter. So this idea kind of comes from both the pizza shop perspective and the fact that we are a new wedding venue on the second floor

and event space. So being both in the restaurant business and in the event venue business, a patio space is appealing to both. As most of you know, we demoed our original building that my grandfather started in, which was a sad and bittersweet day for us and a tough decision to make due to just renovation costs for that building it didn't make sense? We also were able to purchase the building that sat in between our existing building and the former building, which was, I believe, 7339 East Main Street, which was formerly a yoga studio. So we successfully got those down a few months ago. And the proposed plan kind of shows that empty space, that's now there, being a patio space extended from our original. So if you're looking at the drawings that OHM provided, you can see the blurred out space in the back. That's our existing patio space that the restaurant uses. Then where the tables and everything are is where we would just continue with new concrete that would most likely be a stained dark color or something that hides dirt well, something we don't have to keep up with a lot more of a textured pattern. I'm really big on making sure it doesn't look like we just threw concrete down. I want it to be visually appealing as well. Then it can be kind of confusing if you're not in the development area as far as what those cross backs are at the front. So the patio will have to be raised a little bit. So to make it handicap accessible from the street, we have three cross backs and we kind of wanted to make those a focus that blends in with what the city is doing. So OHM having their abortive trees and different landscaping that they're utilizing throughout the city as they upgrade the sidewalks there. Those would be on our cross backs to kind of create, not just a fluency of the streets to match the street, but also I'm a photographer and I wanted to be photo worthy and clean and contrast and something that's just beautiful and kind of feels like they're walking back to that patio space. And obviously, accessibility is a big part there. At the bottom, you'll see one of the areas that's kind of gray is we have an existing fire escape that's been there, like who knows how long this thing's been there for and it is kind of grandfathered in. But we are looking at having that rebuilt and turned so that we can kind of clarify, as most of you know, that curb there is really fast turning on to Lancaster from the front of the shop. I would really like to bring my guests through the venue. We have a capacity of 148 people. That's a lot of people on the corner of a fast road. I'd really like them to be able to enter through this patio space, to come up to our venue and make it a little safer for them to cross the street and to utilize Main Street parking. And that's really for my business a big goal that I have is to clarify that and make it a little safer and handicap accessible. And then for the restaurant, my parents' idea is more live music out there as well and just creating bigger dining because they're slammed and they need more space. Any questions?

Mr. Furst: All right, any questions from the commission? Mr. Bowsher?

Mr. Bowsher: I appreciate that. Thank you, Christine. We appreciate you coming back. Just for the record. So we're all aware this was discussed the last time she had the Certificate of Appropriateness when she was picking a color and some additional materials for the doors and the like, and we knew she was coming back. This is for that. We could not be prouder of what this is eventually going to come into. So I just asked that we consider this.

Mr. Hicks: Mr. Chairman, quickly, I have to admit, unfortunately, got caught red handed tonight, buying pizza from Vicks right before I came to the meeting by the applicant herself.

Ms. Logesky: No conflict.

Mr. Hicks: There's no conflict of interest. But I did want to make a comment that, you know, I see this project and so many more projects and old Reynoldsburg really, as each of them are like a red letter day for the city. And, you know, this is going to be such a great amenity for the neighborhood. It's sad to see an old building go, you know, old Vicks with the history that it had. But the building did have some functional challenges in regards to making it a useful space. And so I think the applicant's done a great job of incorporating this into what is like the Keystone building in Reynoldsburg, which is the hardware building, McConnell's. I was at the auction Connell's hardware building on the corner and the ability to integrate the esthetic here of the accessible ramp on the front. That doesn't look like an ugly, accessible ramp. It's landscaped. It looks very nice. It's open to everyone. I just think that, you know, if this is what we're going to continue to see throughout the rest of old Reynoldsburg, we're going to continue to grow and become even nicer community, you know, with projects like these. So thank you. My comments and the pizza was great.

Mr. Furst: Thank you. Are there any other questions for the applicant? Do you anticipate any sign changes or anything like that in relation to this project?

Ms. Logesky: I for myself, I do. One of the things I would really like to clarify down the road is I would like to hang a sign that is off the side of the building. If you're coming down Main Street now, especially, now that those buildings are gone, all you see is like our big empty brick building. And I'm like, that needs to be in eighteen eighty three sign there just to let people know like that's where the entrances. We have a lot of confusion right now with the door being on the side and next to my parents and signage just not being clear. But it's something I hope to clarify once we get the patio done. I would like to try to figure out signage both for the restaurant and for us to really make that clear. It's just right now with our doors, it's kind of hard to know. I don't want to put a sign up there now, and I don't know when I'm going to have a patio at this point or an entrance.

Mr. Furst: Understood.

Ms. Logesky: Yeah, but I have dreams of a nice, like vintage LED 1883 sign something kind of historic that represents the Connell hardware with the metal and the LED, but with the numbers. So that's kind of what I'm hoping for down there.

Mr. Furst: Thank you. I certainly would entertain a motion.

Mr. Hicks: I'd like to make a motion that we approve is submitted.

Mr. Furst: We have a motion.

Mr. Benner: Second.

Mr. Furst: Ms. Wheeler, would you please call the roll?

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

Mr. Furst: Motion carries.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Cullinan, Hicks, Furst, Benner
ABSENT:	Zollars

2. Application #2021-5396; Summit Rd SW, Etna; Applicant Joe Ciminello; Major Site Plan (Eastwood)

Mr. Furst: Next item is items two and three. Perhaps we could maybe talk about them simultaneously, applications 2021-5396 and 2021-5395 for the Eastwood development.

Ms. Wheeler: Thank you, Mr. Chair. Yes, this is a continuation of the Eastwood project. This is the piece to the north off of Summit Road. Again, this was recently annexed property into the city. And there is both a major site planned before you as well as the preliminary plat, all zoned suburban residential. The applicant is requesting Planning Commission approval of both the major site plan for the construction of new residential development on what is approximately 78.16 acres. This will consist of 256 detached single family residential units, as well as the 80 attached town homes with attached garages. So the site is currently, as I said, zoned suburban residential. Currently, we allow the detached single family as a permitted use, while the attached single family will require a conditional use. The applicant has submitted this application and that will go before BZBA on September 16th. Other than that, the only other nonconforming piece would relate to the subdivision of the lot. Some of the lots will require a variance for how narrow they are. We do have a 50 foot lot width, lot frontage requirement and suburban residential. So some of those lots will require a variances that was also submitted for the September 16th meeting. Otherwise, the development does meet our zoning code and happy to answer any questions. And then I believe the applicant is here as well. And I'll pull that up for everyone as well.

Mr. Furst: Mr. Ciminello, is there anything you would like to add?

Mr. Ciminello: Sure, Joe Ciminello, 567 Lizelle Road, Westerville, Ohio, not as funny as the first guy, and I'm not as eloquent as the second applicant, but this is the second phase of Eastwood Planning Commission did approve the sixty acres south

of this that goes out to Main Street. So this is kind of a continuation of a master plan community. We had commercial then multifamily attached, and now we get into the detached product with some attached town homes. As we progress further away from the multifamily, the lots get bigger, the homes will be larger. This is like I say, a master plan community. The company that is purchasing the majority of the lots is American homes for rent. I would like to state our master plan communities we look at and we want to make sure in 20 years they appreciate not depreciate. And excited for the product that's in the application and the whole community overall, some of the features that they're committing to on the lots that they're buying as every house will have natural siding party plank, no vinyl, every house will have a concrete driveway. Every house will be irrigated. They are going to invest in a two million dollar community center. That everybody in the neighborhood, whether they purchase a home on the lots were keeping or they're renting a home from American homes for rent, will have access to that community center as well as everything is commonly maintained, at one time. Even the rear yards. They put a decorative aluminum wrought iron, looking four foot high fence around every backyard for security and to be able to have kids and pets, they don't allow vinyl fencing or outbuildings as part of their development. So when you think about something like that, only in very custom home communities is everybody required to have irrigation commonly maintained. So that's a rendering there. The community center, which has a workout facility, conference room, pool and all that is included for every resident in Eastwood. The landscaping features that every entrance here and throughout the neighborhood will tie in what we have shown you before on Main Street. So the whole neighborhood in and of itself, I think, will be an outstanding community. With that I can answer any questions or go into further detail at your pleasure.

Mr. Furst: So I did have one question as far as the actual floor plans of the units. You said a third party is going to be purchasing those. How is that typically configured? Do they choose, you know, X number of this layout, y a number of this layout, or do you intend to submit a plan with, you know, this model on this lot or how would that be determined?

Mr. Ciminello: We do have a mixture of lots of down against the multifamily. They start at 40 foot. So the ones that are listed three - 0, those will be towards the multifamily on the southern side. Then we step up the forty five foot lots, which is a 40 foot product, and then 50 foot. And before they start to build, I believe they have the whole neighborhood programed out on different models. And the 70 foot boulevard lots. Which we're showing those geared towards empty nester, a little more room to spread out for ranch.

Mr. Furst: So one of the one of the concerns I had was and two of the models, the Hayes and Madison, it seems like those may run afoul of some of our common regulations regarding garage and single family homes. I wasn't certain to me whether they do comply or not, given that there's no scale on the blueprints for the floor plan. So one of the considerations is, is that the garage should comprise no more than I believe it's 60 percent of the front edge of the home. The Madison, just

by eye balling that, seems to not comply with that regulation. And then the other concern of mine is that regulation calls for the garage to not protrude more than eight feet beyond the front facade of the home. That was why I asked about the configuration of the design, you know, if these were kind of a grab bag that would be later determined or, you know, if there was some master plan in play here. You know, if these are both two styles that that are not going to be incorporated into the project, they're just potentialities, then maybe it's not a concern. But that would require a variance, I believe, as submitted.

Mr. Bowsher: Well said. And everything you had so all great points. We actually had a planning meeting earlier this week and last week as well with the applicant, Mr. Ciminello. We talked about those particular models understanding, you know, they're a little bit smaller lot obviously would potentially require a variance. And so when they discuss it with us, they said that because there won't be the majority of the units, but they wanted to step them up from the 40 and then go up. They felt like it was important to continue to have the two car garage, yet at the same time to build a smaller home product for entry level. So there would be a variety of mixtures of diverse socioeconomic background in the master plan community, I certainly, I think, would hold more regard if this was sort of an infill certainly be held to, I think, a different standard. But because this is a master plan, we saw it as potential to allow them to get their variants if they choose to move forward with that model. Of course, I think, you know, that is their next step after they were to produce that. I know that the models will, I'm sure, change once they actually start construction and they submit the building drawings and that of that nature. But I did want to just kind of summarize from the city's perspective the conversations that we had with the applicant and why we thought those were good conversations to have and why they made sense in the type of market that we currently have, as we see today.

Mr. Furst: Thank you, Mr. Bowsher. I certainly don't disagree with, you know, the intended use and having a mixture of prices is definitely attractive and something we'd like to encourage, certainly. I don't have any objection to them necessarily assuming that they either comply with the zoning code or you're able to meet our variance requirements.

Mr. Ciminello: Understood.

Mr. Furst: Did anyone else have any questions, concerns?

Mr. Hicks: Would the applicant have a product that would have one car garage? I know that one car garage isn't that common in single family, but since this is kind of a different development you're talking about, this is single family for rent market, which is kind of a new and upcoming thing, that may be something that may have a better street appeal than all two car garages would be my only comment.

Mr. Ciminello: I do not believe they have a product with the single car garage. I do believe that they want two car garage for everyone, even though you have common

maintenance, they have tight deed restrictions on anything left out of the garages, anything that's visible from the street. So and I do appreciate that concept and that rule. The 40 foot lots, again, are right on top of the multifamily, and so it's a nice transition into 50 foot, 70 foot boulevard lots, and it does enable us with the four family, the four family will be the most affordable in the area. But we are fronting the four families up against the open space and park. They have all rear loading garages for that exact reason. They're only 20 foot wide product. So if you put a garage on front and you almost take up one hundred percent. So there we made the concentrated effort to put the garages behind with the streetscapes and the street trees and the extensive landscape that, you know, we'd bring in with our final plan. We think the homes are going to fit very well in the community and again, offer that second level to the town homes for entry level into the community. Those 30 foot homes, you know, the payment for rent, which includes your maintenance, your membership, so to speak, or access to the community center with gym and pool would be under two thousand dollars. So if you take that person's property tax, mortgage payment, insurance, because you don't need to insure the home either. So. Again, we pride ourselves in master plan community's means that you're going to come back and there everything's going to look good. So long answer Mr. Hicks, but I think they want.

Mr. Hicks: No single car garages.

Mr. Ciminello: No single car garage.

Mr. Benner: Mr. Chairman, this Mr. Benner. On several occasions, Mr. Ciminello, you've said 40 foot, 45 foot lots and our code calls for 50.

Mr. Ciminello: Correct.

Mr. Benner: How many of those lots are we talking about?

Mr. Ciminello: I think they're 108, 40 foot lots, which is the first two streets along the multifamily and 50 to 45 foot lots. And then you get to the boulevard, which is kind of the defining separation or where we go to larger lots and we have 70 foot lots along the boulevard. And then 76, fifty foot lots on the northern edge of the development. And the reason why, you know, the lot size as well as have a critical mass enough to offer the high standards of living. To irrigate every yard, to maintain every space and to build a two million dollar community center that everybody will have access to the critical mass is important, too, as well as how we buffer the multifamily.

Mr. Benner: But you're aware that a variance requires a hardship of some kind. What's the hardship here?

Mr. Ciminello: The hardship is the standard of living that will be offered in a very diverse price points for people to enjoy that standard of living. We developed Pinnacle Golf Course, but the price point to get into that. So the hardships not on us.

It's the benefit to the residents here to enjoy a very high standard of living.

Mr. Benner: How many lots are going to be purchased or already purchased or planned to be American Homes for Rent?

Mr. Ciminello: About two hundred and thirty six out of the 256. Then the 80 town homes that the plan is for those to be for sale product at this point.

Mr. Benner: And should the BZBA refused to grant the variance for those 40 and 45 foot lots, you have to start all over?

Mr. Ciminello: We have to start all over. Well, we have to look at the American Home for Rent has five different tiers of community center. This is their fifth tier, the highest and best, so we would have to reevaluate the community center and re-lay out the lot. So what we're asking tonight is an approval conditioned upon us receiving our variances.

Mr. Benner: Mr. Chairman, I would like very much to make a motion that we table this until BZBA decides whether or not this is actually going to come to fruition. I know it's been our practice in the past to go ahead and do these on conditions, but if this is not approved and quite honestly, if I was on BZBA, I wouldn't approve it. There is no hardship that I can see. We're going to be looking at an entirely different set of drawings. I just don't see any reason to vote on this tonight. I think we should table it. I make a motion to do so.

Mr. Furst: There is a motion on the floor, is there a second?

Mr. Cullinan I second.

Mr. Furst: First and second. Ms. Wheeler, would you please call the roll?

Ms. Wheeler: Mr. Benner. Yes. Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. No.

RESULT:	TABLED [3 TO 1]	Next: 11/4/2021 6:00 PM
AYES:	Cullinan, Furst, Benner	
NAYS:	Hicks	
ABSENT:	Zollars	

3. Application #2021-5395; Summit Rd SW, Etna; Applicant Joe Ciminello; Preliminary Plat (Eastwood)

RESULT:	TABLED [UNANIMOUS]	Next: 11/4/2021 6:00 PM
AYES:	Cullinan, Hicks, Furst, Benner	
ABSENT:	Zollars	

F. ADJOURNMENT

Chairman

Planning and Zoning Administrator