



MINUTES

PLANNING COMMISSION THURSDAY, JULY 19, 2018 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Zollars, Hicks, Bizjak
ABSENT: Cullinan, Bowman

2. APPROVAL OF MINUTES

Minutes stand approved

1. Planning Commission – Regular Meeting – June 7, 2018

3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers were sworn in by Mr. Zollars.

B. PUBLIC COMMENT

C. NEW BUSINESS

1. 7088 E Main St.; Application #2018-20; Applicant Kelly Spaulding; Certificate of Appropriateness - Wall Sign

Ms. Wheeler: First agenda is for a new sign for the property at 7088 E. Main St. Currently a vacant tenant space in Reynoldsburg shopping center. Halloween City will be moving in through mid November and they want to put up a 120 sq ft sign, which does exceed the 32 sq ft requirement review by planning commission. Staff does recommend approval of the application, we see no issues other than the square footage.

Mr. Zollars: Any questions?

Mr. Hicks: Just a question about process, we have a temporary sign permit. Does this not qualify as a temporary sign permit although it is temporary?

Mr. Bowsher: Correct because it is over the allowed 30 days that we would normally allow.

Mr. Hicks: Ok, that's my only question.

Mr. Bowsher: Just to clarify it is over the 32 square feet that administration can approve, but it is under the square footage for Planning Commission to approve, they would not be asking for a variance.

Mr. Zollars: Very good any questions?

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

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak
ABSENT:	Cullinan, Bowman

2. 1470 Davidson Dr; Application #2018-21; Applicant City of Reynoldsburg; Certificate of Appropriateness

Ms. Wheeler: Next item is for the new Reynoldsburg Community Center address is 1470 Davidson Dr. Construction is slated to begin soon. The drawings are in your packet. The renderings and site plan are also included. We are looking for Planning Commission approval for both the COA and major site plan approval.

Mr. Zollars: Anything you want to add or questions or statements from the board?

Mr. Bowsher: Currently at this time after the design steering committee this is what we have formulated a the best possible use within budget. This is a major site plan along with the Certificate of Appropriateness. Once construction continues we will come back to this commission to ask for approval of signage for the front of the building.

Mr. Bizjak: I move that we accept this application as submitted and send to council for approval.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Bizjak, Commissioner
SECONDER:	Steven Hicks, Commissioner
AYES:	Zollars, Hicks, Bizjak
ABSENT:	Cullinan, Bowman

3. 1470 Davidson Dr; Application #2018-2; Applicant City of Reynoldsburg; Major Site Plan

Ms. Wheeler: Next item is for the new Reynoldsburg Community Center address is 1470 Davidson Dr. Construction is slated to begin soon. The drawings are in your packet. The renderings and site plan are also included. We are looking for Planning Commission approval for both the COA and major site plan approval.

Mr. Bowsher: Let's do one more vote for the major site plan. For the records that was

Mr. Bizjak: I move that we accept the major site plan and send it on to council for approval.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Zollars, Hicks, Bizjak
ABSENT:	Cullinan, Bowman

4. ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF REYNOLDSBURG ADOPTED BY ORDINANCE NO. 131-95 ON NOVEMBER 27, 1995 AND AS SUBSEQUENTLY AMENDED: Changing the Zoning District of a 4.55 Acre Parcel on the West Side of Waggoner Road Known as 441- 455 S. Waggoner Road, Reynoldsburg, Ohio, from R-3 Single Family Residence District to PND Planned Neighborhood Development District.

Ms. Wheeler: This item is for a request to change the zoning for a site currently zoned R3 and R4 to planned neighborhood development to accommodate a housing development of five single family detached homes and none single family detached condominiums. This will be an owner occupied site, the density is 3.125 units per acre and does conform to the requirements of the zoning code. No other issues from the zoning perspective for this development. Staff does recommend for approval.

Mr. Zollars: Is the applicant here? Anything that you would like to add or share?

Mr. Overly: I don't have anything more to add from the packet I submitted to you. One thing I would like to bring up about this project is the AEP easement that exists, our plan is to allow that to be developed with low grasses so we can keep it as a reserve with all these lots. This is a five color pallet that we are going with.

Mr. Zollars: Any questions from the board initially? Any public comments?

Ms. Dugan: My first questions is, and I want to restate something.... So this is a PND, this is a request to change to a PND because we are going to have greater density on the lot size then what we currently have?

Mr. Bowsher: No that is incorrect. It could be built as is, it is under the density requirements for an R3 or R4 district. The PND is because of some variances with the drive that they have going into it and we wanted to ensure that they were going to get the product that they were saying and that we were approving and only approving for what they are building. So it is to cover both sides moving forward as we do new development the PND ensure that whatever the builder is going to build that the city is ensuring this is what you can build, this is how it will look, this is how it will feel like. This kind of ensures that we don't have changes down the road or anything.

Ms. Dugan: I'm going to reinstate that back to ensure I understand everything. What I think you told me is that the PND was put in place as Zoning to give the City of Reynoldsburg more control over the development because there is more lax in the R3 and R4 development.

Mr. Bowsher: Most cities use the PND because most codes are outdated and they don't conform to new developments. It's supposed to be for creating, unique, new development,

which we feel that this fell into that category. So instead of getting a variance for the driveway size, because they narrowed the driveway or they have the turn around that's a little more narrow than it would normally be. So instead of going to BZBA and getting a variance, they can just come to planning commission and be able to get approved for the zoning. Yes it also does exactly what I had mentioned earlier and you had reiterated.

Ms. Dugan: Ok, my next thing is with zoning requirements and with obvious approval from Council. How are zoning requirements enforced?

Mr. Bowsher: Through proper code enforcement through the building department.

Ms. Dugan: Who provides that oversight?

Mr. Bowsher: The oversight is through the building department with two code enforcement officers lead by our Chief Building Official.

Ms. Dugan: When there is a code violation, what are the consequences?

Mr. Bowsher: It would be based on what the violation was. They would get a warning, then they could be fined, and they potentially be taken to court by the City Attorney.

Ms. Dugan: How would any of us know if any of these occur?

Mr. Bowsher: It is all public record. Once it goes past that stage it get documented. Then it gets put out.

Ms. Dugan: The reason I'm here is because I'm concerned with the overhead power lines, we live across the street. When we moved in we had the opportunity to buy that property because three previous sales had fallen through because all three had small children. When they did a little bit of research about those overhead power lines all three families backed out. I see that half of this development is condominiums and I assume that your target market for that is probably not for people with small children. For the residential housing, what do you see as the target market for that?

Mr. Overly: The proposed market is very flexible. All of the single family has ground floor bedrooms and bathrooms. That can be attractive to empty nester's, families with elderly parents, so we are trying to do a product that is attractive to families and a wide range of demographics.

Ms. Dugan: If for some reason you are having a difficult time marketing this to your target audience you have provided, what would have to take place for you to obtain approval to make this subsidized housing?

Mr. Overly: I don't think that's the product. This product is not at a price point that would even make it a subsidized housing product.

Ms. Dugan: As long as they state... so you approve this and you could come back and plead economic hardship to the council and ask that the approval be revised for this planned development in the case that you are not able to sell to your target market.

Mr. Bowsher: Yes they can always come back. Anybody can rezone, yes.

Ms. Dugan: I understand that and I'm not trying to be difficult. I've live this very situation right here in Reynoldsburg back in 1986. I'm trying to ensure that I understand the rules to try and have a voice. Have you given any consideration in the marketing plan for this situation?

Mr. Overly: We definitely have because we have worked with AEP already to find out what the perimeters of any kind of development that can happen within that easement. As a result, if you look at the properties in question... We are on page three.

Multiple people talking: INAUDIBLE

Mr. Overly: The four parcels that are in use are the large flag shaped lot that has access to Waggoner Rd. within that AEP easement. AEP won't let you touch anything within a 30 ft radius of the tower. They also won't let you do parallel drives, so we had to actually reverse the scheme, which I think actually is very beneficial from a marketing standpoint. This puts the easement in the rear yards of all the units and brings the drive in on the South. Certainly we have a marketing team and this project is being marketed by realtors. We have some interest in some presale's and we know that the overhead power line presents some marketing challenges, but I think the price point we are looking at is the trade off to those challenges.

Ms. Dugan: What is your price point for these?

Mr. Overly: I'm not sure we are prepared to release that publicly at this time.

Ms. Dugan: But you are telling me that you are taking it out of the price point or subsidized housing?

Mr. Overly: Absolutely, this is not a subsidized housing price point nor a product. These are going to be, we are looking at two building materials, one of which is... (Inaudible) ... the other cladding material is a stone look. Those are the two materials, if we were looking to build outsized housing we would be looking at a vinyl and other products.

Ms. Dugan: I understand that. So I have one more question. In the event, and I certainly don't wish you any ill will, but in the even that the marketing does not work and you have substantial changes you have to make to recoup some of your investment so that you do have to come back for a PND, how would we know?

Mr. Bowsher: It is public record and you would notified be the same way we notified everyone in the surrounding areas.

Ms. Dugan: So we would be mailed letters?

Mr. Bowsher: Yes, you would be mailed letters. We would and to your point anything could be rezoned so the units next door could do the same. Based on the market and unforeseen circumstances we feel as the development director that these are going to sell extremely fast. This is a very attractive product. Based on the area and the comp's and the way that the City of Reynoldsburg is up 14.5% just in this year, market rate. These are going to do very well.

Ms. Dugan: This is going to be City of Reynoldsburg schools?

Mr. Bowsher: Yes ma'am.

Ms. Dugan: What consideration is given for traffic? That's probably the major concern of mine because it is turning into a nightmare.

Mr. Bowsher: Based on the number of units, a traffic study was not triggered or needed. This is not going to add the additional amount, Waggoner Rd. might have traffic issues now but these are not going to significantly add to that.

Ms. Dugan: But that is an opinion, because as you just stated it did not trigger a traffic study.

Mr. Bowsher: Correct, it did not.

Ms. Dugan: So this is an educated guess perhaps?

Mr. Bowsher: Based on knowledge, experience, and education, yes.

Ms. Dugan: So we don't know that for sure?

Mr. Bowsher: Same way an engineer would take a look at it and come to the same conclusion.

Ms. Dugan: Has there been any thought to changing the speed limit on Waggoner Rd?

Mr. Bowsher: That is a great question for the service department.

Ms. Dugan: That's who we need to be addressing?

Mr. Bowsher: Yes, same way with the traffic conditions as well.

Ms. Dugan: Thank you for giving me the opportunity to talk.

Mr. Zollars: Any questions?

Mr. Adams: My concerns that my wife and I have regard adjoining property to the south of this property. Due to the increased density of this property in this area, we already have

trespassing issues on our property. We wanted to know if there is a plan to put any fencing along the line on the south side of the property.

Mr. Overly: We currently don't have plans to fence that side. We are building demising fencing between units, but we don't have a plan to do fencing along that side although if that was a concern of yours that you felt that type of screening was necessary... inaudible....

Mr. Adams: People already come across there because it is a park like setting.

Mr. Overly: I see.

Mr. Adams: We have hills there and in the winter time kids come down to sled and it is hard to maintain that. So with the increased density of that population I think we need some type of a wall to increase safety.

Mr. Overly: I think that is a valid concern and something that we would be definitely willing to work with that requirement to come up with a solution. I don't know that we would do a solid fence, but if we could do some kind of transparent screen fencing we could work with that.

Mr. Hicks: One on my concerns... I'm very excited about the development it looks very interesting.. the proximity to the road to the southern boundary if we could, I see no detail on here but I prefer mounding when it comes to a screening I prefer a mounding and a vegetated buffer. I think this would hold up better long term than a perimeter fence.

Mr. Overly: The solution might be a little of both. We are very constrained on this site to the south because of the AEP easement. We have a very limited, narrow, developable footprint available to us. Although like the AEP easement I can see doing some ... for the attractiveness of that drive. Both for residents and the adjacent property owners I could do some low grasses landscaping between the street edge and property edge. We don't really have the ability to do mounding on that.

Mr. Hicks: Are you restricted to 5ft front yard setback on the units from the street? Is there any opportunity for that street to move closer to your units and away from the property line like a 30 ft setback which would give you an extra 5ft to buffer a little more.

Mr. Overly: We're hesitant to do that because even the setback that were showing I'm concerned that we are going to hit the housing too close to the street, It is going to feel too right up on the street. Keep in mind these are going to be very attractive landscaped front yards. We are going to have a home owners association that will control the standards of that. I'm also looking at lot number five where we have the cul de sac, which comes very close to that last property. I would be very hesitant to move that alignment any further to the north. With that said, we do have, and it's hard to tell, I do apologize. Let me see if I can read it off of this drawing. We have a set input setback from the drive to the property line, which wouldn't be enough for mounding but it would be enough to do some low grasses and a transparent screened fence.

Mr. Zollars: Kevin, anything else?

Mr. Adams: No, thank you.

Mr. Zollars: Any other comments?

Ms. Levernier Layman: Myself, my husband, and my neighbors own the property on the far left side. My husband and I have 200 ft at the very edge at the tree line property.

Mr. Zollars: Excuse me, when they are moving the arrow around can you tell us when that arrow meets your property let us know.

Ms. Levernier Layman: I wonder if anybody has walked this property at all? Please pardon me if I get a little passionate. First of all I have to bring up the blind left turn onto Waggoner from Astor Circle. It's an in and out and you have to make a blind left turn because there is a slight hill and you can't see what's coming. At 45- 50 mph. you can't see and it's just a hold on and go. What this will do is put another in and out about a lot and a half away from our in and out. We aren't going to be able to see anything now. There is a lot of people and I inaudible. Has anybody done any study about drainage?

Mr. Overly: Our civil engineer did a study and we are looking at doing some retention ponds to the north of the condominiums.

Ms. Levernier Layman: The house at the circle looks up to our property, there is a natural hill and as far as the south is concerned there is a natural hill all the way down to the creek. Your going to be moving a lot of dirt. Right now everything is really nice. We had a house built there four years ago and everything is fine right now. You start moving dirt and change the topography of the land and we can't have drainage problems. That's unacceptable.

Mr. Overly: Sure, and I think we are doing our due diligence, certainly we know and we have walked this site many times and I do know the way the terrain works. We are going to have to level it at some point. It has a natural grade but it also has some dips and they are going to require cut and fill so we can achieve a gentle grade and certainly were very concerned with the adjacent properties so were not going to be grading it in a way they were shedding a lot of run off to adjacent properties. The lot #5 comes closest to your property and we are going to have some storm retention on this site, certainty that cul de sac is not going to be shedding in any direction other than to underground drainage and out of the site. Were sensitive to your concerns of the adjacent property owners. Were not doing this development to make issues for your property.

Ms. Levernier Layman: I understand. How wide is the tree line? I've heard the tree line is going to stay. How wide is the tree line going to be to the near properties? Right now you can see straight over to that field from our back porch.

Mr. Overly: We are going to have a fence line along lot number five, but we are probably not

retaining many if any of the trees along the western edge of this site because of re grading.

Ms. Levernier Layman: That's our property, we are right there. That tree line starts 30 feet from the back of our house. 30 ft starts the tree line, that's all going?

Mr. Overly: We will retain specimen trees that we think we can retain in grading, but I can't say we are going to have an untouched buffer with x number of feet on that side. That's simply due to the nature of having to re grade the site and the health of the trees and the acclimating process is going to be compromised. We can plant some trees.

Ms. Levernier Layman: I don't think my picture are going to do any good. This property is home to many many deer and you don't see them because they are in the property, there is a natural opening that the deer have made, before we ever moved in, because they use that to get down to the creek. There is a lot of deer in here.... inaudible... they go down to the creek, they eat the bushes. It's very delicate, this is a natural, there is every animal out there that you can imagine. - Lists several species. It's a natural place for animals and flowers. To tear all of that out is just terrible.

Mr. Overly: I can say that the condos and the single family homes will... inaudible.

Ms. Levernier Layman: Myself and my other neighbors each have around 300 thousand invested in our houses. I just can't see you putting in 200 thousand condo does nothing for us. There is enough 200 thousand dollar houses in Reynoldsburg, this does nothing for our property value. We have a lot invested in our properties.

Mr. Overly: Well I said in the 200's, that doesn't mean 201. They are going to start in the mid 200's., which if you look at the comp's in the neighborhood in seems to be about right.

Ms. Levernier Layman: Well those comp's are 20 years old. My comp's on the ridge are four years old. The people next door have a 325 thousand dollar home.

Mr. Bowsher: Can I ask how many bedrooms you have?

Ms. Levernier Layman: Four.

Mr. Bowsher: He is talking about the mid 200's for a two bed two bath, that makes a lot of difference. If you take that into consideration add the extra square footage it actually puts their evaluation over your 325 thousand dollar home with four bedrooms. I think that it will only increase your property values there in your house.

Ms. Levernier Layman: One more question, I hear all this talk about fencing. We have all kept our properties fence free for the deer. I'm not a tree hugger but these deer called this home before we did. They need food and shelter from the trees. This is nothing, absolutely nothing against you, I feel like this is an absolutely total mistake.

Mr. Zollars: Thank you for your comments. Any other comments.

Ms. Dugan: I know you've had to move the drives due to the AEP easement to the south side. Are you going to leave the farm house there?

Mr. Overly: That is correct.

Ms. Dugan: So when you move the drive to the south side of the farm house is there any plan to alter the creek in any way?

Mr. Overly: There is no plan to alter the creek.

Ms. Dugan: Do I have your guarantee that you will not culvert that creek?

Mr. Overly: We are not culver ting that creek.

Ms. Dugan: Guaranteed?

Mr. Overly: I guarantee we are not culver ting that creek.

Ms. Dugan: That' s a huge deal, ok, alright.

Mr. Zollars: Any questions or comments from the board? Oh sorry we have another comment, come back up.

Mr. Adams: One more question on the property line on the south side. I heard you say that there is only seven feet between the driveway and the property line. Are you required to put silt fence in while you are doing construction?

Mr. Overly: I'm sure, I can required them to put silt fencing in to keep the runoff.

Mr. Adams: So when you do that how do you work on that driveway with a silt fence and seven feet without encroaching on my property?

Mr. Overly: That's a question for the general contractor, which he's not here tonight.

Mr. Hicks: When the applicant does the plot grading utility plan down the road by an engineer, it will include what's called a slip plan. That's enforced by the EPA and along with the requirements of storm water. They will be required to put silt fence in anywhere that's downhill that could disturb the dirt. The silt fence will probably get located right on the property line and that will keep all the storm water run off, off your property. It will filter the water so that all the sediment doesn't end up on your property down stream.

Mr. Adams: Once it comes in my property is goes into the creek.

Mr. Zollars: Any other questions from the public or the board?

Mr. Hicks: So the application, in regards to the landscape plan as part of the PND. Would the applicant be coming back to us for major site plan approval or some other route through here where a landscape plan would be approved? My question in regards to that is the landscape buffer to the south and west property line I think would be appropriate,.

Mr. Bowsher: At this time, depending on how this meeting had taken place and then councils decision. We were going to leave to the city engineer and staff through the PGU process and the pre construction meetings.

Mr. Hicks: I would like to support the project on the condition on the landscape buffer, especially when you get close to lot number five and the cul de sac. You are going to have headlights that might be pointing into the rear yards as people are turning around. If I gave any type of approval tonight it would be with the condition that the applicant installs a landscape buffer as approved by staff at a later date along the southern and western property boundaries.

Mr. Overly: We are certainly ok with that.

Mr. Zollars: If we have no other questions I would entertain a motion.

Mr. Hicks: I move that we recommend the application to council for approval under the condition that the applicant include a landscape buffer on the southern and western property boundaries as approved by staff at a later date.

RESULT:	REFERRED TO COUNCIL [UNANIMOUS]	Next: 7/23/2018 8:00 PM
MOVER:	Steven Hicks, Commissioner	
SECONDER:	Joseph Bizjak, Commissioner	
AYES:	Zollars, Hicks, Bizjak	
ABSENT:	Cullinan, Bowman	

D. OTHER BUSINESS

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator