MINUTES

PLANNING COMMISSION
THURSDAY, APRIL 1, 2021 6:00 PM

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

A. CALL TO ORDER

PRESENT: Cullinan (Remote), Zollars (Remote), Furst (Remote), Benner (Remote)
ABSENT: Hicks

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – March 4, 2021

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

No public comment

C. UNFINISHED BUSINESS

1. Application #2021-5020; 1220-1222 South Waggoner Road; Applicant JAS Builders, LLC; Major Site Plan (Wilson Ridge Townhomes)

Mr. Zollars: It's just the subject of the application for 1220-1222 south Waggoner. What I'd like to do is have the applicants one review what we talked about last time and reference back to the current drawings or in some form or fashion show that these changes have been made, then we're getting do some questions and answers from commission or further explanation from the applicants, if you would, please. So anyone on that side, if you would just get us up to speed and refresh our memories, that'd be great.

Mr. Spagnola: Ed Moore from Engineering is going to run you through applications that were requested at the last commission meeting and then we'll be able to answer any questions that you guys may have.

Mr. Moore: Yes. So from what we heard at the last meeting, I think there was four things that we were asked to take a look at. The first one was a right in, right out only access into the property. And that is shown on the middle entrance, if you will. And if you had sheet two hundred, you could see it on that sheet. The second item we

were asked to look at was to eliminate the access into the church property.

Mr. Spagnola: Ed, are you able to share on the prints on the screen so that all the commission members can see what we're talking about?

Mr. Moore: Emily, do you have those as well?

Mr. Moore: There it is. There we go. So, yeah, here's sheet two hundred and for the right in and right out if you could see where my cursor is at. There's a right and right out now. The second item I was referring to was the elimination of the access to the church. And you can see here the paving is ended here. There's no longer continuation there.

Mr. Sheffler: Hey, Ed, can I interject?

Mr. Moore: Sure.

Mr. Sheffler: We left the right of way to the church in case there was a change in decision there.

Mr. Moore: Then next, we were asked to provide, well while I'm on two hundred, out front here there is a 20 foot setback that before I think we were encroaching over that with the units, the closest units. So now that has been adjusted. So these units here conform to the setback. And then I think one of the last things we heard was in reference to the landscaping. If I can get there. As we were asked to provide street trees not only to street trees, but a variety of street trees in case there was disease or pest, and on this landscape plan, you could see there's street trees all along Waggoner and there's street trees within the development as well. There's actually three varieties and they're all from the approved plant street tree plant list for the city. So I believe those are the four elements that we were asked to take a look at the last time. And as you can see, we've made those adjustments on the plans you currently have. And John, or Bud if you have anything else other than that, we can open up the questions.

Mr. Zollars: To the commissioners. Anyone have any comments or questions?

Mr. Furst: Yeah, I had a kind of comments/ question. So Mr. Moore and Mr. Spagnola and everyone, I do thank you for the attention to the landscape. Something I noticed on page C1100 is that you've also increased the variety of foliage in the landscape offering as well, which I certainly appreciate. I think maybe you had just one type of evergreen and then a small shrub in there before. So I think that speaks to your concern about the quality of the development and the quality of living that the residents will have, not just necessarily the quality of your bottom line. I just wanted to say thank you for that. You weren't just doing the bare minimum.

Mr. Zollars: Mr. Benner, you have anything?

Mr. Benner: I do. Thanks, Mr. Zollars. In fact, I have quite a few things. Some of this is directed to staff, do we no longer do a tree study or a survey discussing what trees that are already on the property are going to be saved? Specifically, there's a number of trees right along the front edge that are all the same. They're not shown in the drawings. There's nothing that I saw in the paperwork that discussed whether or not they were going to try to be saved or not. I don't think that's on the developer. I guess I'm asking staff if that's still a requirement. The other thing that I'm a little concerned about, we talked about the esthetics of the units there that are going to, although they don't face Waggoner Road the sides of the buildings face, Waggoner Road. And I think the answer to the last meeting was simply, we have a lot of options that we can do, but I don't see anything in the paperwork that would show us what those options look like, I'm really concerned about all of a vinyl siding being everything that we see as you drive down Waggoner Road. There's a pond I didn't pay a lot of attention to. Can anyone talk about the depth of that pond? Is there a safety shelf for so far out before it drops off? Is that in the plans? Has anyone discussed that? And then lastly, I guess the setback, I'm still unsure how we are positive that those units are going to meet our setback requirements when and again, I think that's probably on us. We don't know exactly how wide Waggoner Road's going to end up. So I'm not sure how we determined that we are indeed safe and within those setbacks. That's a lot. I apologize. But if someone could address, either staff, or the developers, anyone want to tackle that and make me smarter than I was when we started?

Mr. Spagnola: Mr. Benner, I can't speak to the staff stuff I'm sure someone from Reynoldsburg could do that part, but we did send in. Emily.do you have the renderings that we sent in for the side elevations facing Waggoner Road?

Ms. Wheeler: Yes, (Inaudible).

Mr. Spagnola: I apologize usually I'd be at my office during these meetings and I'd be able to share my screen. Unfortunately, I'm out of town right now, so I'm trying to fumble through this on my iPad. And I don't quite know how to do all that from the IPad.

Mr. Sheffler: While Emily is looking for that I'll speak to the retention pond, which we have not gone through final storm water, all of those things in this phase, we are obviously willing to work with the city engineers on what the final configuration of the basin needs to be. At this point, it's only a few feet deep. The retention area is only three feet deep. So the final configuration of that obviously will work with the city on. There's no final analysis on that pond at this time.

Mr. Benner: Thank you, Mr. Sheffler, I appreciate that.

Mr. Bowsher Do you want to talk about the side elevation? Everyone see that?

Mr. Spagnola: Yes, so this is the typical side elevation for what's called the Wexford unit that Ryan Homes produced this. This is their typical detail, I think, and I apologize if we didn't submit this. Jason, you can step in here as well. There's a craftsman angle on the side that we showed in the Rosehill development that we proposed. And it has some stone and some other detail on there. Jason, correct me if I'm wrong, but I think on the ones facing Waggoner Road, that's what we plan on putting in there as well.

Mr. Jason Did you not give them the other elevation or do you not have a color rendering as well?

Ms. Wheeler: No just the one that's shown.

Mr. Benner: Jason, can you share your screen?

Mr. Jason Yeah, that's what I'm pulling up right now. Give me one second.

Mr. Benner: This is this is Mr. Benner. John while she's looking for that these elevations are options. Is that going to be up to the home buyer, what we look at, or are these going to be mandatory along Waggoner Road?

Mr. Jason No, we would make these mandatory.

Mr. Spagnola: Yeah, the ones along Waggoner Road, the side details are going to be mandatory because, again, it's what's sought from the road, now if it's an interior unit facing another town home that no one's going to see. I don't think that Ryan Homes that make that mandatory and charge someone up charge that these lots will be mandated to have that side elevation that is more attractive. That's going to face Waggoner Road.

Mr. Benner: I appreciate it. Thanks.

Mr. Jason Yeah. So can everybody see that? That's kind of what John was talking about. The craftsmen where we've got the carry the stone water table around. The siding, we've got some vertical board and batten.

Mr. Zollars: Yeah, we're not we're not seeing that one.

Mr. Jason How about that?

Mr. Zollars: OK there. Yeah. OK.

Mr. Jason And again, the louver type up the top may change and again, to break it up even more, we could add some of those shutters and maybe a square header at the top of the windows. But this would be something we could submit and make these mandatory along Waggoner Road.

Mr. Furst: If you're willing to add that additional detail with the shutters and whatnot, which would be my preference.

Mr. Cullinan: Yeah, makes sense.

Mr. Jason Yeah, we can do that Alex.

Mr. Furst: Thank you.

Mr. Zollars: Staff to address Mr. Benner's setback. Do we have any intelligence on that yet or how do we play that?

Mr. Bowsher Yeah, thanks Pat. So I think we touched on this last time I think Mr. Hicks had brought up that question. I believe the current setback, even because what they did was, is they calculated what the multiuse trail would be given outside of the existing right away as it currently is. And then they made their right away based off of that 30 feet addition off of that, there are actually only required 20. (Inaudible) very comfortable with what we're going to do in that general vicinity. So there is probably going to be a middle lane that's there and obviously the multiuse trail. So I think there's ample amount that's going to be available there. And I think they're promised last time during those conversations were that they would allow us free of charge to gain any additional right away that we needed. And obviously during engineering, just as we did with MI, we would work with them to find a cost sharing mechanism for it, for the multiuse trail. So they're not putting in something that we didn't have to tear up. And then we're out of pocket for those costs so we can recuperate that. So those are things that we will do, just as we did with MI further up the road.

Mr. Benner: Mr. Bowsher, are you are you comfortable looking at the right in, right out, island that that is not going to have to be moved later?

Mr. Bowsher That's a great question. Gentleman, when is your time line, I guess after this meeting, I obviously know you have another project. I think it would be good to sort of. Kind of. Understand the timeline of when you are going to submit some of your engineering drawings so we can get a better understanding. Obviously, this is not to engineer scale what you are producing, not that you are required to as planning commissions, not site civil drawings. I think we'll have a better understanding of where those are located at and I think what we can do is, is with EMH&T already reviewing said plans and EMH&T creating the engineering plans for Waggoner Road, we can have a better understanding, and a better conversation with your engineer and ours to figure out a logical solution to make sure we've got enough right away. And you are placing those right and right out t barriers that's not going to block additional right away and traffic.

Mr. Spagnola: Andrew, I don't think by the time we get through engineering and

everything that this is going to be a pay of this year job. I think probably we'd be shooting to pave the spring of 2022. So we would be starting construction towards the end of this year. So we should have ample amount of time to work with EMH&T to make sure that these right and right outs are in the right spot and that we're not; we obviously don't want to build anything and put out funds that you guys, in turn, have to spend money on to rip out and then put new stuff in. So we'll work with you on that.

Mr. Zollars: Mr. Benner, are you good with that?

Mr. Bowsher In the next year, we're actually starting the engineering for Waggoner and it could be potentially shorter with the amount of different bills that are coming out of federal Congress right now. The city could very well have additional funds be able to start projects sooner.

Mr. Zollars: Mr. Benner, I think I answered all your questions, didn't it?

Mr. Benner: It answered my questions. I guess, again, my question to staff is, at this point in time, what exactly are we approving based on when there's so much left to be determined? And I still have my question about the tree survey.

Mr. Bowsher I want to make it very clear that what you're approving is the major site plan. Of course, they have to submit site civil drawings that are then reviewed and further studied. And there are numerous amounts of changes that end up occurring during that process that's absolutely allowed. Actually in our zoning code it allows for the revisions of said engineering drawings based on recommendations by the city engineer. So this is not an uncommon thing. I mean, this is a little bit different because we have such a large scale project that's going to be happening there. But that would be no different than if we had a plan submitted this year before engineering was done or the project had started if we had something on Main Street. With ODOT going through or our streetscape project we would be coordinating further with our teams. So, outside of that, you're approving major site plan with all of the additional traffic access that they've submitted, you're approving their landscaping plan, which then will become a much more detailed landscaping plan, inside civil engineering, that will then have to be re-reviewed. And staff then takes those plans when the engineers review it and the service director and his staff reviews it, we then review it and make sure that it's extremely closely aligned with what was approved tonight or not for the major site plan. We're always doing double work and certainly it doesn't just stop here tonight.

Mr. Zollars: Mr. Cullinan, did you have any questions or comments?

Mr. Cullinan: No, anything I had addressed previously.

Mr. Bowsher I guess as far as the trees are concerned, certainly I know you guys are going to keep a lot of the larger trees in and around. We actually discussed that

last time. If you guys could walk us through maybe some of the really big caliper trees that are along Waggoner Road, some of those, I'm assuming, won't be touched just based on where the setbacks are from some of those housing. Did you guys call those out specifically on the plan? Or just talk about sort of your guys is method and what you guys are shooting for moving forward through construction.

Mr. Spagnola: So, Andrew, typically during the construction phase, we like to leave any and all mature trees that aren't going to be impacted by our earth work. So if we think that during our Earth work, a tree is going to be adversely impacted by us either covering too much of the trunk or uncovering too much of the roots, and it's going to in turn die in a few years, that's the only time, unless it's in a direct house pad roadway or utility easement that we take down any mature trees. Obviously, the more mature trees we can save as developers, it's the more money we save and having to plant bigger buffers. So we try to save everything that we can.

Mr. Sheffler: Yeah, very true, John. We also have the utility corridors that we will you know, once we get into the final engineering, we understand where roof drain collector pipes are, where sanitary sewers are. So we know if we're impacting canopies of trees, if there's a potential for that tree to not survive, the utility construction. It'll be an evolving process. We can't sit here today and say we're saving X, Y and Z until we get through all of the engineering and all of the final design associated with the project.

Mr. Zollars: Anything else Mr. Benner?

Mr. Benner: Wasn't that enough?

Mr. Zollars: Good questions and yes, good. Alex, Is there anything else? All right, anything else the developers want us to know?

Mr. Spagnola: We good we're good on our end.

Mr. Zollars: OK. Well, I'd entertain a motion one way or the other on this item.

Mr. Benner: I'll make a motion here the second I do want to just clarify that Alex did ask for the updated Craftsman style sides with the shutters and that was agreed to, is that right?

Mr. Jason Yes, that's correct.

Mr. Benner: OK.

Mr. Bowsher And I'll also mention, Keith, you can double down as far as the right away and the additional costs that will work out in the site civil drawings, but that was a condition for BZBA as well. But you're more than welcome to make that condition as well.

Mr. Shook: Can I just have a minute? Chris Shook city attorney. If we have an issue when EMH&T gets us the design work for the Waggoner Road improvements and if we have an issue with the location of the buildings relative how far we anticipate that right of way going, are we going to be able to revisit this plan at some point to ensure that those buildings are continuing to be at least 20 feet setback from that additional right of way that's acquired by city?

Mr. Bowsher Chris, was that for me or for them?

Mr. Shook: It's probably for both of you.

Mr. Bowsher Well, number one I'll say when we get into the site civil stuff, we'll make sure that we ensure that it's there. If it's not, I think that we need to have a deeper discussion and probably the gentlemen would probably have to come back and take a look. And is there a way that you have to lose a unit or something like that, especially those side ones? I think the ones that were probably most concerned about is the ones that are in the middle of the site plans that are there on the East. Is the possibility to lose one or two units to remain? I feel very confident that the ones to the north and the south, those will not be an impact, but potentially maybe those ones in the middle, certainly, as Mr. Shook had mentioned. So, you know, I leave that up to you guys as far but we will certainly be holding to our standards that were set in the zoning code through site civil to ensure that it still remains for setback requirements.

Mr. Sheffler: In speaking on the engineering side, we have taken the preliminary alignments that have been provided, we've included the setbacks. So I don't envision that there's going to be much difference. But, you know, speaking for John, I would say that we will have to revisit that if, in fact, EMH&T moves that road, infringes more on the property than what the preliminary plans show. We'll have to revisit that with you, because a setback less than that as we understand, is unacceptable.

Mr. Spagnola: Thanks to you guys to reiterate, we did take your preliminary Waggoner Road revisions from Andrew and put all that into account during our preliminary engineering on this project.

Mr. Bowsher I guess I'll add into that, so what they're mentioning is the pretty detailed concept plans that were already produced by EMH&T. It was a pretty light survey that was done. I mean, they weren't out there measuring, but they're typically pretty close within a few feet even on those utilizing their calculations. So I think we're in pretty good hands that are through there, but certainly we'll revisit it as the engineering groups going to come back together.

Mr. Zollars: Anyone else have any input or questions? All right, Mr. Benner?

Mr. Benner: I'm done.

Mr. Zollars: Care to make a motion?

Mr. Benner: I mean, you know, I'm leery of this entire thing, mostly because of kind of unknown traffic things, certainly nothing against the developers. I approved the Rosehill project. I thought the Rosehill project was fine. I guess if we're getting assurances that specifically, I think probably lot 19 and 14, I think those and the biggest chance of being potentially affected by the setback down the road. Those are the two, I guess, biggest issue I have if a motion that.

Mr. Zollars: Does anyone else want to make a motion?

Mr. Furst: If Mr. Benner is reticent, I can make a motion.

Mr. Zollars: Would you rather.

Mr. Benner: That's fine.

Mr. Sheffler: Can I interject one thing before you discuss it? I think the developers are in agreement that there will be a minimum 20 foot setback provided based on the final engineering. So I think you can include that in your motion.

Mr. Benner: Thank you, Mr. Sheffler. I appreciate that.

Mr. Furst: Well, Mr. Zollars, then I'd like to move that we accept this proposal with the following conditions; that the Craftsman style elevation's be used on the properties that face Waggoner Road, including the additional architectural details of trim and shutters that we discussed, and that any properties that might be impacted by the widening of Waggoner Road do meet our setback requirements once final engineering is complete.

Mr. Zollars: We have a first about a second?

Mr. Cullinan: I'll second.

Mr. Zollars: We have the first and second. Emily, would you please read the roll?

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

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

D. NEW BUSINESS

None

E. OTHER BUSINESS

None

F. ADJOURNMENT

_____ _____

Chairman Planning and Zoning Administrator