

**Zoning Commission Meeting**  
**October 3, 2019**  
**7:00 P.M.**

Paul Disantis called the meeting to order. Roll call taken. Members present are Paul Disantis, Matt Allen, Andy Kerr, Jon Kerr and Eric Johnson (alternate). Damita Peery is absent.

Motion made by Andy Kerr to approve the September 5, 2019 meeting minutes. Seconded by Matt. Vote was unanimous to approve by those who were in attendance.

Jeff George explained that the meeting was being recorded and the recording will be used only to create the written minutes. The written minutes are the official meeting minutes.

Paul Disantis explained the procedure for the meeting, and the meeting will run until 10:00 p.m. and if the business is not concluded it will be continued at 7:00 p.m. on Thursday November 7<sup>th</sup>, 2019 at the township hall, 1454 Rome Corners Road, Galena, Ohio 43021. He explained the presence of the court reporter and asked everyone who intends to speak to be sworn in, which was done.

First order of business is application #19-087 which is a continuance of the September 5, 2019 meeting.

Chair Disantis advises the applicant John Wilcox (Applicant) that three of the zoning members at this hearing attended the first meeting and two members on the board tonight did not. Disantis asked the Applicant if he wanted all board members to hear and possibly vote on the application or just the original three members. The Applicant agreed to have all five (5) zoning members hear and possibly vote.

John Wilcox stated that several updates had been made since the September meeting that include building separation increased to 25 feet, west side of development setback, walking path removed from east side of development, landscape adjusted for homeowners, the number of units remain the same but units per single structure adjusted, water basin moved out of setback, increase visitor parking from 50 to 54, increase open space from 35.3% to 36.9% and corrected the parcel numbers.

Andy asked about exterior materials, is it all natural if not what percentage is natural? Applicant is unsure, but the exterior consists of cultured stone up to water table then the remainder will be vinyl. Applicant continues to explain the exterior will have 4 different color palettes, board and batten, windows in garage doors. There will be roofing steps to break up the 8 unit buildings and 2 of the 7 unit buildings.

Chair Disantis asks for public participation:

Max Fisher: Concerned with watershed, traffic count, ingress and egress on N. Galena and setback from N. Galena Road.

Mrs Fisher: Concerned with setbacks from lot lines

Mike Heller: Concerned with quality of apartments, water issues, congestions, road quality in development, and future of development.

William Zortz: Concerned with quality and appearance, stress on public improvements, parking, stress on sewer plant, turning into section 8 housing.

Jerry Brown: Comments about article 16 & 17 of the zoning resolution, compliments structure of articles and how it gives the board authority to make decisions, addressed vinyl siding, living areas outside of units, provided pictures to zoning board, would like to see 4-6 units per building not 7-9 units.

Rich Smith: 30 year resident, opposes this development, condominiums would be better and lower density.

Ron Heitz: Concerned with traffic, would like to see more commercial like medical services

Kim Bowling: Visited other like products, too much vinyl, more sidewalks, no porches, no landscaping around buildings or adjacent properties, lack of communication, water runoff, wetlands.

Ryan Bowling: Concerned with water tributaries, flooding, protecting existing property owners, questions how his livestock and the apartment tenants will interact and his liability.

Jamie Novak: Concerned about traffic, value of existing properties.

Mr. Eastwood: Same concern as others, aesthetics, traffic, vinyl siding.

J.R. Smith: Concerned with number of cars, too much traffic, and accidents, emergency.

“It was noted at the meeting all letters, emails, and pictures that were received by the office concerning the application had been forwarded to the zoning board and the applicant.”

No further comments the discussion brought back to zoning board. Eric Johnson asks if there is on street parking? Applicant responded there are 54 spaces around complex other than in drive and garage. Eric asked about water quality at the N.E. Corner. Applicant's engineer explains that a vegetative water retention pond with plants will be used to retain, clean, and release water. Eric, is there a school bus stop? Applicant, No, not sure. Eric, what school district? Applicant, Big Walnut but not as relevant because of the anticipated age group that lease the apartments. Eric, is there any retail? Applicant, no. Eric asks for description of the drainage. Applicant discusses retention pond in the middle of development, storm sewer from the west and main pond will have aeration.

Paul Disantis asks about sidewalks. Applicant explains they will not be near a curb but close to drive and garage door and will be ADA compliant.

Matt Allen asks about plans for existing trees. Applicant states they will save as many trees based on layout. Matt asks about street lights and who will maintain? Applicant states the applicant will maintain.

Applicant states that there will be no public dollars for roads, and that the development will increase tax base and schools will benefit.

Jon Kerr asks about buffering of existing stream. Applicant advises that the stream location has a drop of 12-13 feet they will expand the existing base and outlet into pond.

Eric Johnson asks about intermittent stream. County engineer will address these issues.

Jon Kerr comments on vinyl siding, wants more diversity on exterior and higher quality look. Applicant explains again that there will be 4 different palettes and this project is a much higher standards, new package higher quality, garage will have limited stagger.

Board asks about occupancy rate? Applicant indicates there is a waitlist in two of the three communities they own. The third one has one vacancy. Board asks about phasing? Applicant states phase one will be started spring 2021 and phase two 2022 and open in 2024.

Applicant makes final comments: There will be no divergences requested from article 17, could build 207 apartments at 10-15 units per acre. This project has 181 units at 8 units to the acre. He can build only single bedroom apartments, this project has multiple bedrooms, two car garage and renter will have a high income. Applicant discusses landscape and amenities, 368 trees, 428 shrubs, perennials, split rail fence, continuous evergreens, trim on all windows and doors. This is a housing option for aging population. Traffic is less than residents may think. Applicant addresses the vinyl siding, indicating that it is very expensive to wrap all the structures in natural materials. Applicant states they are investing in landscaping and quality of interior. Applicant introduces photos for the record.

Kim Bowling states the applicant is not addressing the water issues and flooding, wants better quality.

Mike Heller asks about reserves for repairs and maintenance.

Mr. Fisher has issues with looks, north boundary, water from the north. He does not support.

Andy Kerr, states he has issues general lack of consistency with the Northstar development, the design and layout of the proposed plan, the inferior architectural design, lack of natural materials 360 degrees around exterior. Andy Kerr makes a motion to deny application 19-087. Paul seconded the motion. Vote was unanimous to deny.

Board moves onto Application 19-097 and is a continuance from the September 5, 2019 meeting. Applicant is Metro Development LLC., 470 Olde Worthington Rd., Westerville, OH, 43082. Property owner is CFMD Properties LLC, 1059 Bluff Vista Drive, Columbus, OH, 45235. The property is located at the northeast corner of Fourwinds and Longhorn Dr., Sunbury, OH, 43074. Application states that the property includes parcel #'s 4172200202000, 41722003006000, 41722003003005000, 41722002021002 and 41722003004000, for a total of ±6.557. The request is for PMUD Zoning in Article 16. Current zoning is part of the Northstar PCD and the land is currently a vacant lot. Proposed use is for a residential hotel.

Representative Steve Cuckler, Joe Thomas, and Tod Ferris. Mr. Cuckler Identifies the location, talks about Article 16 of the zoning resolution, discusses use of Tax Increment Financing (TIF), property taxes will generate 1.9 million over 10 years to fund improvements to Longhorn Road and Bob Evens Road, currently a private road.

Joe Thomas of Metro Development LLC states the company is owned by Don Kenney, the company has been building in central Ohio since 1965, Scioto Reserves, 50k apartments, 10-12k homes and condominiums. States that the application is for a Residential Hotel to accommodate corporate accounts such as Chase Bank. The hotel will have a large exercise area, business center, movie facility, pool. Some are fully furnished suites. Stays at the hotel will range from 3-9 months. Metro Community LLC owns several around 270 outer belt and at intersections. This location is close to Polaris, I-270 and other business hubs. Todd Ferris of Ferris Planning and Design, explains location of hotels, access to Fourwinds and Longhorn Drive. Explains that all but two of the proposed garages were moved from the north to the east side to comply with the 25 foot setback requirement and the garages will provide screening from Sunbelt rental and partial to the north apartments. Mr. Ferris explains that stone, brick and vinyl siding will be used on the project, and the location of each structure. Mr. Ferris presented the landscaping package which includes interior tree planting, all a/c units will be screened, and plantings around buildings, lobby, traditional hotel lighting, pool, and water will be retained onsite underground and treated. Metro Development will own and manage the Hotel. He addresses the divergences which include parking setback to the east is reduced from 10 feet to 5 feet. Structure separation from 25 feet to 20 feet. Mr. Ferris states that all buildings have fire repression systems thus the request for 20 foot separation. Paul asks about fire department review. Mr. Ferris states they will review with the fire department.

Mr. Cuckler makes final comments. States that the project meets state fire marshal code and is in lockstep with the fire department.

Paul asks if the applicant has discussed the proposed plan with the surrounding neighbors. Mr. Cuckler states with Pastor Chris at the church and had a good meeting, spoke with Mark Raif of Olentangy Schools, spoke with Ken at tonight's meeting, apartments to the north and Waffle House.

Paul opens the meeting to public comment.

Ken Belczak owns property 7257 St. Rt. 36/37 location of Sunbelt rental. He states he is not opposed development but wants to make sure it is done in the proper way. He confirms he did speak with applicant before the meeting. He states that the large trees surrounding the property should be removed because the construction will compact the soil and the trees will die after the completion of construction and affect his property to the east. Wants to know who will maintain the area between the garages to the east and his property.

Paul asks if the Mr. Cuckler is willing to request a continuance to discuss with Mr. Belczak? Mr. Cuckler agrees and request a continuance.

Jon Kerr asks about wetlands and streams? Joe Thomas states there is a large pond to the east and a wetland that will be mitigated through a wetland bank. Joe explains how the water will drain. Jon asks about the large trees being removed and buffer is the 5 feet enough to preserve trees. He asks that some of the trees be preserved. Mr. Cuckler states some of the changes made will help preserve some of the trees.

Andy Kerr asks about the vinyl siding asks is there any way to get away from the vinyl siding. Joe Thomas explains that the project is an \$18m investment and it will cost approximately \$38k + per building per side. He states that the proposed buildings are compatible with other buildings in the area. Asked what the percentage of the building is vinyl. Joe is unable state the percentage but is willing to get that information.

Ken Belczak spoke again about the trees and drainage. He stated he just paid the bill for maintenance of the private road and the road is not well maintained. He is agreeable to having the road turned from private to public.

Mike Heller makes a statement approving the development.

Steve Cuckler asks the board to continue the meeting until November 7, 2019.

Eric Johnson asks for additional plans and what staffing will be required for the next meeting. Paul makes a motion to continue application 19-097 to November 7, 2019 at 7:00 p.m. at the Township Hall at 1454 Rome Corners Road, Galena OH 43021. Seconded by Jon, vote taken and is unanimous in favor of continuance.

Next on the agenda is an informal meeting with Plan4land regarding an Archery facility on Carters Corner Road. Plan4Land expects to have an application in to the zoning department within the next 30-60 days.

Paul motioned to adjourn the meeting which was seconded by Andy. Vote was unanimous to adjourn.