

Zoning Commission Meeting
February 7, 2019
7:00 P.M.

Paul Disantis called the meeting to order. Roll call taken. Members present: Paul Disantis, Matt Allen, Jon Kerr, Andy Kerr, Damita Peery and Eric Johnson, alternate (present as a non-voting member tonight.)

Secretary Shawna Burkham called the meeting to order. First order of business is the Election of the Chair and Vice-Chair for the Board, both positions are for a one-year term.

Andy nominated Paul to be Chair. Seconded by Damita. A vote was held and it was unanimous to elect Paul.

Paul nominated Andy to be Vice-Chair and it was seconded by Paul. Andy nominated Jon. Matt seconded. A paper vote was held and Jon was elected Vice-Chair.

Motion was made by Jon to approve the 2019 meeting dates. Motion was seconded by Andy. Meeting dates for 2019 were approved with a unanimous vote.

Motion made by Jon to approve the December 6, 2018 meeting minutes. Motion seconded by Damita. Vote was unanimous to approve.

First order of business is Application #19-006. Applicant is Sunscapes Landscaping c/o Plan 4 Land, LLC, 3551 Westerville Rd., Columbus, OH 43224. Property owner is Richard A. Cochran, Et al c/o Betty Denney, 33718 Goodrich Dr., Piedmont, OH 43983. Property is located 1300 feet east of Carter's Corner Road on SR 37, Parcels # 417-132-010-04-000 and 417-132-010-01-000. for a rezoning from FR-1 to Planned Commercial (PCD). This is a new application number to replace Application #18-097 which was previously submitted 9-17-2018. All advertising and notifications have been completed for this additional meeting. This application is for a Rezone and preliminary Development Plan.

Joe Clase presented for the applicant. Changes made from previous Preliminary Development plans submitted include the following:

- building to include a two-story façade with faux windows
- wrap-around porch on building
- better siding and construction materials than previously indicated
- moved storm detention pond from the front of the property to the rear of the property
- moved parking lot totally out of power-line easements
- provided ODOT letter with trip number estimates from ODOT
- provided health district letter regarding possible septic system
- reduced the overall lot coverage which also reduced the number of parking spaces

The Board has requested that the discrepancies between the text and the exhibits need to be addressed before the final development plan is presented. In addition, all Board members asked specific questions about multiple issues in the text including typos, lack of total net developable acreage calculations, setback requirements, buffering with a 6' mound across the front, landscaping within the parking areas, number of consecutive parking spaces, western and eastern setback numbers are reversed, etc. It was requested that all be resolved before a Final Development plan is submitted and the applicant agreed.

Specific change to this application requested by Board is the following:

- NAICS Code numbers 55, 811 and 1114 need to be removed from this application and NAICS Code 444 should be kept and 561730 needs to be added.
- Four storage bins shown on Exhibit A05 will be removed entirely.

Paul made a motion to approve Application #19-006 with the noted changes to the NAICS code numbers and the removal of the four storage bins noted on Exhibit A05 which were shown on the east side of the property. Andy seconded the motion. Vote was held and it was unanimous to approve Application #19-006.

Jeff George stated that this Board's recommendation will now go before the trustees Monday February 11 to have a date set for them to vote on the Zoning Board's recommendation.

Matt made a motion to adjourn. Damita seconded. Vote was unanimous to adjourn.

Respectfully submitted,
Shawna Burkham, Secretary