

**PLANNING COMMISSION MEETING
MINUTES OF MEETING
JUNE 2, 2014**

CALL TO ORDER:

Chairman Failor called the meeting to order at 7:00 pm.

PLANNING COMMISSION MEMBERS PRESENT:

Scott Failor, Cindy Shay, Scot Draughn, Martin Pratt, Alan Seymour and Bob Cotter. Cathy Oetker was excused.

OTHERS PRESENT:

Jason Francis, Jim Watkins, Mark Bridwell, City Planner Greg DeLong and Secretary Barb McCoy.

APPROVAL OF MINUTES:

Planning Commission Meeting minutes of March 3, 2014, were approved with the following noted:

Election of Officers, second paragraph, third line should read: **Mr. Seymour withdrew his name and nominated Mr. Draughn. Mr. Failor nominated Mr. Pratt...**

Page 5, third line from bottom: **change Ms. Pratt to Mr. Pratt**

ADMINISTRATION COMMENTS:

Mr. DeLong reminded Commission members the Beautification Program is in progress and encouraged all members to nominate at least one property. Store fronts have been added this year. The deadline date is July 14.

CITIZEN COMMENTS: None

NEW BUSINESS:

Developments:

- **Approval of Final Plat – Scott Farms, Section 4, Part 5 – filed by M/I Homes of Central Ohio, LLC**

Jason Francis reviewed the history of this subdivision stating the preliminary plat was approved for 27 lots and the final plat has 25 lots. The lot widths were increased with the removal of the two lots. All lots meet the width and size requirements for the zoning district. 14 homes are currently under construction.

Mr. Pratt made the motion to approve Scott Farms Section 4, Part 5 with it noted all items in the City Planner's staff report be implemented into the Final Plat and a new Mylar be issued for appropriate signatures. Question put, stood:

Mr. Seymour Yes	Mr. Draughn Yes	Mr. Failor Yes
Ms. Shay Yes	Mr. Pratt Yes	Mr. Cotter Yes

- **Approval of Final Plat – Adena Pointe, Section 2 – Filed by James T. Watkins of Watcon Consulting Engineers & Surveyors, LLC on behalf of Fischer Development Company**

Ms. Shay was excused from the meeting for this agenda item due to a conflict.

Jim Watkins stated the water line loop will be installed from Adena Pointe Drive to Glen Oaks Drive to improve the water pressure. This was a condition on the previously approved plat and was to be completed by the end of 2012 or when 76 houses were constructed.

Mark Bridwell stated Section 2 is consistent with homes being constructed now. Section 3 and 4 will be the next section and will probably offer different products. He stated they actually lost two lots and made the lots larger.

Mr. Seymour stated it is relative to the vision of being consistent with the original price point when this subdivision was originally platted. Mr. DeLong stated at one point they tried to reduce the lot sizes and make it a PUD but the neighbors did not like it so it did not go through.

Mr. Seymour asked if the storm water flow is improving because there has always been a concern in this area. Mr. DeLong stated you cannot let anymore storm water flow than before the development. It is the hope that the engineering department catches all potential drainage issues.

Mr. Seymour stated it is good we are going back to ingress and egress for all subdivisions – we are definitely getting closer to that goal.

Mr. Draughn made the motion to approve Adena Pointe Section 2 with it noted all items in the City Planner's staff report be implemented into the Final Plat and a new Mylar be issued for appropriate signatures. Question put, stood:

Mr. Draughn Yes	Mr. Failor Yes	Ms. Shay Excused (abstained)
Mr. Pratt Yes	Mr. Cotter Yes	Mr. Seymour Yes

Code Amendments:

Mr. Pratt stated he is concerned why some of these items are coming up with no businesses attending any of the Public Affairs meetings.

Mr. DeLong stated there was a commitment made by the Chairman of the Public Affairs Committee, Deb Groat. She vowed she would review again in three years. The new code enforcement officer had some items he wanted reviewed and she wanted his feedback. It is believed businesses want the banners permitted. Planning Commission did not remove; the Sign

Ad Hoc committee removed the banners from the code. This is an update on items they have heard throughout the City, even though it is understood no people attended the meetings. Mr. Seymour stated he has had Council members tell him there has to be a better way to handle all of the code changes so there are not as many. Mr. DeLong stated we have to do it this way because a legal opinion has been issued by the Law Director.

Mr. Pratt stated he is concerned why some of these items are coming up with no businesses attending any of the Public Affairs meetings.

- **Amendment to Section 1100.02**

Mr. DeLong stated this section is for the addition of a line stating Information Signs and Open & Closed Signs are exempt from sign fees. There are no inspections required and by code we are currently charging \$50 per sign, which seems excessive. The portable sign does not need an annual inspection because we have a sign maintenance section. Also, this removes various items which are not applicable to City reviews and processes.

Mr. Seymour made the motion to approve this agenda item. Question put, stood:

Mr. Failor Yes	Ms. Shay Yes	Mr. Pratt Yes
Mr. Cotter Yes	Mr. Seymour Yes	Mr. Draughn Yes

The item will be forwarded to City Council.

- **Amendment to Section 1143.08(b)**

Mr. DeLong stated banners, temporary banners and grand opening signs are removed because they are now addressed elsewhere in the sign code.

Mr. Pratt made the motion to approve this agenda item. Question put, stood:

Ms. Shay Yes	Mr. Pratt Yes	Mr. Cotter Yes
Mr. Seymour Yes	Mr. Draughn Yes	Mr. Failor Yes

The item will be forwarded to City Council.

- **Amendment to add Section 1143.09(b)(14)**

Mr. DeLong stated this is for the addition of banners to the temporary sign code. The proposed language is what was previously approved by the Planning Commission in 2010 but was recommended for removal by the Sign Ad-Hoc Committee during their review of the code in 2011. With this modification, banners would once again be permitted for businesses within the City.

Mr. Pratt stated he does not like it – these rules need to be reviewed in more detail and perhaps should be tabled until the Commission can do so.

Mr. Seymour asked where we are by now with the request for banners. Mr. DeLong stated this is due to people requesting banners be permitted again. We try to give options to them. Not sure of the overall demand but businesses have stated they miss the allowance of sale banners. Mr. Seymour stated if it helps the businesses, there is no reason to delay. Mr. Pratt stated we should not keep continuing to add signs back to the code that were once removed; do not want sign pollution.

After review of the change for temporary signs, the following was noted:

Section A: “**on banner**” should be changed to “**one banner**” and add “**with exterior wall**” at the end of the sentence.

Section F: Change to read: “**Shall not include the name, phone number, website or e-mail address of another business.**”

Mr. Draughn made the motion to approve this agenda item with the above changes. Question put, stood:

Mr. Pratt No	Mr. Cotter No	Mr. Seymour Yes
Mr. Draughn Yes	Mr. Failor Yes	Ms. Shay Yes

Mr. Pratt stated his vote was based on it being contrary to what was originally decided with the sign code changes and the work of the sign Ad-Hoc Committee.

Mr. Cotter stated it was his understanding it was changed once and now you want to change back with no businesses coming in for input.

The item will be forwarded to City Council with the changes noted.

- **Amendment to Section 1143.091**

Mr. DeLong stated the material specifications has remained the same in order to keep some type of cohesive appearance and to limit the potential for homemade and/or non-professional signs. The color white is added for another option for the portable sidewalk sign. The sign maintenance is already addressed in another section of the code.

Mr. Cotter made the motion to approve this agenda item. Question put, stood:

Mr. Cotter Yes	Mr. Seymour Yes	Mr. Draughn Yes
Mr. Failor Yes	Ms. Shay Yes	Mr. Pratt Yes

The item will be forwarded to City Council.

- **Amendment to Section 1143.16(d)(1)**

Mr. DeLong stated this request is to increase the square footage from 2 sq. ft. to 3 sq. ft. for the Information Window/Wall Signs. It is difficult with all signs required (such as no smoking, gun control, etc.) to fit into the 2 sq. ft. area and many of these are required by law.

Mr. Martin made the motion to approve this agenda item. Question put, stood:

Mr. Seymour Yes	Mr. Draughn Yes	Mr. Failor Yes
Ms. Shay Yes	Mr. Pratt Yes	Mr. Cotter Yes

The item will be forwarded to City Council.

- **Amendment to Section 1143.17**

A clause making Information Signs and Open & Closed Signs exempt from the overall sign calculations was added. The square footage is proposed to change from 2 sq. ft. to 3 sq. ft. for the same signs.

Ms. Shay made the motion to approve this agenda item. Question put, stood:

Mr. Draughn Yes	Mr. Failor Yes	Ms. Shay Yes
Mr. Pratt Yes	Mr. Cotter Yes	Mr. Seymour Yes

The item will be forwarded to City Council.

- **Amendment to Section 1143.171**

This request is to add a clause making Information Signs and Open & Closed Signs exempt from the overall sign calculations. It is also to increase the square footage from 2 sq. ft. to 3 sq. ft. for those signs. This will also exempt the signs from the overall sign calculations. The Information Window/Wall Signs and Open & Closed Signs at 3. sq. ft. were added as they were previously not permitted in this zoning district.

Mr. Seymour made the motion to approve this agenda item. Question put, stood:

Mr. Failor Yes	Ms. Shay Yes	Mr. Pratt No
Mr. Cotter Yes	Mr. Seymour Yes	Mr. Draughn Yes

Mr. Pratt stated this is not in line with the percentage of windows allowed by the temporary sign ordinance.

The item will be forwarded to City Council.

- **Amendment to Section 1143.18**

A clause making Information Signs and Open & Closed Signs exempt from the overall sign calculations was added. The square footage is proposed to change from 2 sq. ft. to 3 sq. ft. for the same signs.

Mr. Cotter made the motion to approve this agenda item. Question put, stood:

Ms. Shay Yes	Mr. Pratt No	Mr. Cotter Yes
Mr. Seymour Yes	Mr. Draughn Yes	Mr. Failor Yes

The item will be forwarded to City Council.

• **Amendment to Section 1143.19**

A clause making Information Signs and Open & Closed Signs exempt from the overall sign calculations was added. The square footage is proposed to change from 2 sq. ft. to 3 sq. ft. for the same signs.

Mr. Draughn made the motion to approve this agenda item. Question put, stood:

Mr. Pratt No Mr. Cotter Yes Mr. Seymour Yes
Mr. Draughn Yes Mr. Failor Yes Ms. Shay Yes

The item will be forwarded to City Council.

• **Amendment to Section 1143.20**

A clause making Information Signs and Open & Closed Signs exempt from the overall sign calculations was added. The square footage is proposed to change from 2 sq. ft. to 3 sq. ft. for the same signs.

Mr. Martin made the motion to approve this agenda item. Question put, stood:

Mr. Cotter Yes Mr. Seymour Yes Mr. Draughn Yes
Mr. Failor Yes Ms. Shay Yes Mr. Pratt Yes

The item will be forwarded to City Council.

INDIVIDUAL COMMISSIONERS COMMENTS:

Mr. Draughn for Design Review Board Update:

925 Delaware Avenue was on agenda in May for a renovation of building for a new Meineke Car Care; Partner’s Park for revisions and Heritage Co-Op for their new facility on Scottslawn Road.

Mr. Seymour – Reminded members that Partners Park will be in for signs soon

Mr. Draughn – None

Mr. Failor – None

Ms. Shay – Encouraged everyone to nominate properties for the Beautification Program

Mr. Pratt – None

Mr. Kaifas - None

ADJOURNMENT:

The meeting was adjourned at 8:10 pm.