

**PLANNING COMMISSION MEETING
MINUTES OF MEETING
JULY 7, 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, Alan Seymour and Bob Cotter. Martin Pratt and Cathy Oetker were excused.

OTHERS PRESENT:

Kevin Kershner, Donald Boerger, City Planner Greg DeLong and Secretary Barb McCoy.

APPROVAL OF MINUTES:

Planning Commission Meeting minutes of June 2, 2014, were approved as presented. Voice vote was unanimous.

ADMINISTRATION COMMENTS:

Mr. DeLong reminded Commission members the Beautification Program is in progress and encouraged all members to nominate at least one property. There has been one submittal from a member of Planning Commission so far.

CITIZEN COMMENTS: None

NEW BUSINESS:

Developments:

Approval of Replat – Woods at Mill Valley North, Phase 1 Part 12 – filed by Kevin Kershner of Stantec Consulting Services, Inc., on behalf of Dominion Homes.

Kevin Kershner stated this section of the project is located in the northwest portion of Woods at Mill Valley North. It was designed and went through Planning Commission in 2008-2009. The Plat got recorded but the construction didn't get started due to the market at the time. Sales have now picked back up. This section is currently under construction. In the past, they had a need for a series of lot splits to allow for larger houses than what the City's code permitted. Lot splits and variances were utilized. They now made the lots larger; eliminating a lot out of what is required to be recorded. They do not have to come back for all the variances like they did before. It is easier and more appropriate to ask for a replat for the future title work – it makes the paper work cleaner for everyone. The internal lot lines are the only things changing.

It was noted from the staff report that on Page 1, note #4 should be spell checked and on Page 2 there needs to be an easement within Reserve B for the City maintained bike path. Mr. Kershner stated they agree to those items.

Lots 5521 and 5522 are shown to be in the flood plain. Ms. Shay asked if this will cause the parkland to flood. Mr. Kershner stated FEMA issues FIRM maps. The line on the plat shows that.

Mr. Kershner state they went through the process years ago and had some lots removed. Letters have been received by FEMA and they have recognized those amendments. They are finishing up the fill this week and they will submit to FEMA for these lots. Mr. Failor stated beyond those lots the park gets flooded.

Discussion was held concerning Amrine Wood Road connection. Mr. DeLong stated the City's Thoroughfare Plan calls for a roadway extension to Raymond Road. The timing of this project is undetermined.

Mr. Seymour asked if the HOA is being enforced. Mr. DeLong stated Woods at Mill Valley North has a HOA. Mr. Cotter asked if everyone in Mill Valley can use the new pool. Mr. DeLong stated it is part of the amenities for the residents in the Woods at Mill Valley North and the cost is covered in their monthly HOA dues.

Mr. Failor stated we have received the closure letter from Union County.

Mr. Cotter asked if he bought a piece of property in 1912, would the setbacks be the same as they are written today. Mr. DeLong stated that is the way the code is written. When the City made changes to the residential zoning district regulations, we should have looked at the overall impact the changes would make on the community. Unfortunately many properties are now not in compliance to the Code regulations, which causes an undue burden on properties owners trying to improve their properties.

Mr. Failor asked what the time frame is for this section.

Mr. Kershner stated curbs are to be poured next week. The underground utilities are in. Lots have presold in this area. They would like to start houses as soon as possible.

Mr. DeLong stated since 2009-2010, they have been requesting extensions for the installation of utilities due to the slowdown in the economy. It is great to see Dominion is catching up on their inventory of vacant lots.

Ms. Shay made the motion to approve the replat of Woods at Mill Valley North Part 1, Phase 12 with it noted all items in the City Planner's staff report be implemented. Question put, stood:

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

Rules of Procedure:

Approval of Planning Commission Rules of Procedure

Mr. DeLong stated Councilperson Tracy Richardson had requested that all the Boards and Commissions' Rule of Procedures be modified to state that any application modifications shall be reviewed by the applicable Board and/or Commission at a public meeting. Item #15 addresses this in Planning Commissions Rules of Procedure.

Mr. Cotter made the motion to approve the revised Rules of Procedures. Question put, stood:

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

Discussion Items:

- Section 1140.07(d): Street Trees and Public Tree Requirements

Mr. DeLong stated that staff in the Public Service Department has requested that we review the location of street trees in the vicinity of street signs. Some residents have complained about this issue also. The current regulations measure the setback for trees from street intersections and not the location of signs, which has caused many signs to become blocked by the trees.

Mr. Seymour stated there may be no parking signs close to intersection – we should be more specific to what signs we are talking about. Ms. McCoy stated some corner lots may not have trees at all. Mr. Draughn stated do we want a tree or safety. Mr. Cotter asked where the distance comes from. Mr. DeLong stated sight distance is based the ODOT code. Actually it says 40' and we reduced it to 35'. Could be no trees because of driveway, fire hydrants, etc.

Mr. Failor asked if we need to address if tree won't fit – can it be on their property. Mr. DeLong stated our code only regulates the trees in the City right of way. Mr. Draughn stated you really don't want tree if it is too close to the intersection.

This item will be back on next month's Planning Commission agenda for further review.

- Chapter 1135: Evaluate the SD-1 zoning district and its boundaries

Mr. DeLong stated this is to evaluate the boundaries of the SD-1 zoning district. The code states the boundaries which the district can be located but currently the district extends beyond the specified boundary when Planning Commission and City Council approved rezoning out further on Industrial Parkway. He stated he has two different options with Option #1 being to change the location to read "both sides of Coleman's Crossing Blvd. and Columbus Avenue along with portions of Industrial Parkway..." Option #2 is "...unique combination of a mix of Traffic..."

Mr. Failor stated he likes Option 2 better. Mr. Seymour stated he is good with Option 2 also. Mr. DeLong stated there could possibly be an Option #3. Ms. McCoy commented some of the rezoning on Square Drive could possibly be better with one of these options than M-2.

This item will be back on next month's Planning Commission agenda for further review.

- Chapters 1135 & 1137: Create an Office Zoning District

Mr. DeLong stated that currently the City does not have an office only zoning district. Mr. Draughn stated he would like to see this reviewed sooner rather than later, especially with the Dublin interchange happening soon.

This item will be back on next month's Planning Commission agenda for further review.

- Chapter 1137: Update use tables to the NAICS Code

Mr. DeLong asked if we really want this. Other communities have quit using it to make it more business user friendly. One community has gone from 790 uses to 200 uses by not using NAICS. Looking at simplifying the code and not make it so broad based. Only positive is it keeps the consistency. It's a national standard. It keeps zoning official in line so politics and other things do not get in the way. He stated he does not see a need for it.

Mr. Draughn asked how large it would make the code if we did do it this way. Mr. DeLong stated the NAICS code is quite a bit bigger than the SIC code. Ms. Shay stated she would like to see us get more business friendly. Mr. DeLong stated it's a comment you hear everywhere. Get more complaints about this code than any other code and this is the most simple code he has worked with. Other sign codes were brutal. It's the process they go through. Mr. Draughn stated we are up and growing community. Once you establish the process it gets easier. Mr. DeLong stated people still look at us as a small town and that you can come in and push us over.

This item will be back on next month's Planning Commission agenda for further review.

INDIVIDUAL COMMISSIONERS COMMENTS:

Mr. Failor for Design Review Board Update: Shearer Banks Insurance got a Certificate of Appropriateness and sign variance. Meadows Apartments got permission for exterior plan review. Light pole banners at the hospital were approved and the demolition for 222 S. Main Street was heard.

Mr. Seymour – None

Mr. Draughn – None

Mr. Failor – None

Ms. Shay – None

ADJOURNMENT:

The meeting was adjourned at 8:00 pm.