

**PLANNING COMMISSION
MINUTES OF MEETING
October 5, 2015**

MEMBERS PRESENT: Scot Draughn, Richard Michalak, Janell Alexander, Jesse Mosser
Alex Armitage, Virginia Elliott, Donald Boerger

OTHERS PRESENT: Chad Flowers, Stephanie Seely, Ami Cooksey, Tony Eufinger,
Doug Tailford

MEETING CALLED TO ORDER: The meeting was called to order at 7:00 p.m.

APPROVAL OF MINUTES: The minutes from August 3, 2015 were approved as presented.

CITIZEN COMMENTS: None

ADMINISTRATION COMMENTS: Chad Flowers gave staff update: Mr. Flowers attended the Ohio Planning Conference and will be attending the Ohio Heritage Conference and will share information with the board in the near future.

OLD BUSINESS: None

NEW BUSINESS:

Zoning Code amendment to chapter 1140.08(b)(7) as it relates to tree removal and the responsibility to replace them. Initiated by adoption of Resolution by City Council.

Back in Nov 2014, City Council passed a resolution to clarify street tree replacement in the zoning code. If the city removes a tree for construction purpose, the city will replace the tree. If a resident requests the city to remove a street tree, it would be the resident's responsibility to replace the tree, not the city. Planning Commission makes a recommendation to remove the reference of 1140.08(b)(4). Planning Commission recommends to City Council to revise the wording to: If a property owner's tree must be removed by the city, the property owner will replace it with a tree as approved by the zoning inspector. The zoning inspector has the authority to waive the provision requirement set forth in this provision.

Mr. Draughn moved to pass revision of chapter 1140.08(b)(7) to City Council, Ms. Alexander seconded and the question put, stood:

Mr. Boerger YES; Ms. Alexander YES; Ms. Elliott YES; Mr. Draughn YES;
Mr. Michalak YES; Mr. Mosser YES; Mr Armitage YES;

Zoning map amendment to rezone parcels 2900051220000, 2900051210000, 2900051200000, 2900050860000, 2900051190000, and 2900050791000 located on N Maple Street from Business Residential (BR) to Traffic Oriented Commercial (TOC) or Special District One (SD1). Submitted by Ami Cooksey, The Four Paws Resort, LLC.

Tony Eufinger is representing Ami Cooksey, owner of Four Paws Resort, LLC. Four Paws has outgrown their current facility and is looking at the property located on N. Maple St adjacent to the Bark Park. The property is currently zoned business residential. There are no plans to add on to the building at this time. The city staff and planning commission recommends that the property be zoned as a Special District One (SD1) and is passed on to City Council.

Mr. Draughn moved to Recommend approval to city council to rezone parcels 2900051220000, 2900051210000, 2900051200000, 2900050860000, 2900051190000, and 2900050791000, Ms. Elliott seconded and the question put, stood:

Ms. Alexander YES; Ms. Elliott YES; Mr. Draughn YES; Mr. Michalak YES;
Mr. Mosser YES; Mr. Armitage YES; Mr. Boerger YES;

Approval of Final Plat for Scott Farms Section 4 Part 6. Submitted by M/I Homes of Central Ohio, LLC.

Doug Tailford for M/I Homes, final phase for Scott Farms. Agrees to all city staff recommendations.

Mr. Draughn moved to pass the approval of Final Plat, Mr. Michalak seconded and the question put, stood:

Ms. Elliott YES; Mr. Draughn YES; Mr. Michalak YES; Mr. Mosser YES;
Mr. Armitage YES; Mr. Boerger YES; Ms. Alexander YES;

COMMENTS OF INDIVIDUAL COMMISSIONERS: Mr. Boerger and Ms. Elliott thanks Mr. Draughn for helping to break down the code so we have an understanding not only for the short term but the long term. Mr. Armitage introduces himself to the board. Mr. Draughn welcomes the new members, and encourages members not to be afraid to speak up, ask questions, and not to be afraid to vote “no” if you oppose an application.

ADJOURNMENT: The meeting was adjourned at 8:04 p.m.