Planning Commission
Minutes of Meeting
June 6,2016

Members Present: Scot Draughn, Janell Alexander, Alex Armitage, Virginia Golan, Donald Boerger

Others Present: Terry Andrews, Marc Dislaver, Loren Wagenaar, Troy Ellis, Jason M. Wisniewski, Jamie Ruane, Frank C. Pviana, Joe A. Brzozowski, Wendy Lewis, Dale Scheiderer, Andrea Young, Katherine Parkinson, Nichole Weigand, Emily Clark, Adam Clark, Dennis Schulze, Mike Bertolino, Patty Bertolino, Lee Gray, Steve Stolte, Jim Watkins, Shawn Lanning, Frank Cipriano, Ginny Capriano, Tom McBrayer, Shirley McBrayer, Eddie McClealland, Bill Maggard, Molly Fenby, Andrea Noguchi, Larry Ahlers

Meeting Called To Order: The meeting was called to order at 7:00 P.M.

Approval Of Minutes: The minutes from May 2, 2016 were approved as presented.

Citizen Comments: None

New Business:

Property Owner: Edward J. Potter II
Applicant: Dennis A. Schulze, Schulze Howard & Cox Law Office
Location: Watkins Road (Parcel #2800170331000)
Request: Zoning Map amendment to zone parcel 2800170331000 located on Watkins Road to Traffic Oriented Commercial (TOC) (Annexation).

Dennis A. Schulze represented himself and Schulze Howard & Cox Law Office. This is a duplicated application, it was presented to the Planning Commission's board back in March. The application is being heard again due to a delay in the annexation process.

Ms.Alexander made a motion to recommend approval of the Zoning Map amendment to zone parcel 2800170331000 located on Watkins Road to Traffic Oriented Commercial (TOC) (Annexation) and the question put, stood

Mr.Boerger YES; Ms.Alexander YES; Ms.Golan YES; Mr.Draughn YES; Mr.Armitage YES.

Property Owner: Chestnut Crossing Developers, LLC.
Applicant: William Maggard, NexCore Group LLC
Location: Southeast corner of Walnut Street and Professional Parkway (extension).
Request: To hear a Zoning Map amendment to create and rezone a 6.3 acre parcel from High Density Single Family Housing (R-3) to Hospital Medical District (HMD) on property located at the southeast corner of Walnut Street and Professional Parkway.

William Maggard represented NexCore Group LLC. The application was presented to the Planning Commission's board back in March the only difference between the previous application and the one presented on June 6,2016 is that they will be changing the site location to the south. Mr. Maggard also spoke about the overall look of the building which will have an Urban farmhouse style.

Mr.Armitage made the motion to recommend approval of the Zoning Map amendment to create and rezone a 6.3 acre parcel from High Density Family Housing (R-3) to Hospital Medical District (HMD) on property located at the southeast corner of Walnut Street and Professional Parkway and the question, put stood

Ms.Alexander YES; Ms.Golan YES; Mr.Draughn YES; Mr.Armitage YES; Mr.Boerger YES

Property Owner: Westport Homes
Applicant: Shawn Lanning & Jim Watkins, Watcon Engineering
Location: Weaver Road (Parcel #2900300521030)
Request: Approval of Final Plat for Weaver Ridge, Phase 1.

Jim Watkins represented Westport Homes. The applicant has modified the plans and responded to the comments from City staff. Members of the community expressed their concerns about the future problems that may arise with drainage and flooding. One resident of the community has a plot plan that states it is in the FEMA ‘X’ zone. Speed limit concerns were also brought up during the discussion, one of the residents in the community would like to see the speed limit be 45mph.

Ms.Alexander made the motion to approve the Final Plat for Weaver Ridge, Phase 1 and the question, put stood

Ms.Golan NO; Mr.Draughn YES; Mr.Armitage YES; Mr.Boerger YES; Ms.Alexander YES

Ms.Golan feels uncomfortable without a plan in place.

Property Owner: Adena Pointe Investments LLC.
Applicant: Jason Wisniewski, Fischer Development Company
Location: Weaver Road (Adena Pointe Subdivision)
Request: Approval of Sketch Plan for Adena Pointe Planned Unit Development (PUD)

Jason Wisniewski represented Fischer Development Company. The original sketch plan was presented back in March, Mr. Wisniewski held an open house back in April after hearing the feedback from the residents of the community. The Planned Unit Development had the same number of homes with a minimum width of 52 feet. Mr. Wisniewski stated that the Maple Street collection of homes will in fact be part of the development. Members of the Adena Pointe community expressed concerns with the plan that was presented, their concerns are with narrow streets and width of lots, tree line not being thick enough, drainage issues, maintenance upkeep, property taxes and home value. Members of the Adena Pointe community made it very clear that they do not like or approve of the proposed plan.

Ms.Golan made a motion to reject the approval of the Sketch Plan for Adena Pointe Planned Unit Development (PUD) and the questions, put stood

Mr.Draughn YES; Mr.Armitage YES; Mr.Boerger YES; Ms.Alexander YES; Ms.Golan YES

Proposed Zoning Code Amendment (Text):
Request: A proposed Zoning Code amendment to Chapter 1123 (Definitions) to establish definitions for specialty food and/or beverage facility, artisan studio, and artisan workshop, and proposed Zoning Code amendments to Sections 1137.10 (A-R), 1137.21(B-R), 1137.22(B-1), 1137.25(B-3), 1137.26(TOC), 1137.30(M-1) and 1137.32(SDI) to allow the permitted uses.

Mr. Flowers discussed the proposed zoning code amendment and reviewed the proposed definitions. The current zoning code uses the 1987 Standard Industrial Classification (SIC) Manual. This manual does not define uses such as winery, brew pub, micro-brewery, distillery, coffee roaster, bakery, charcuterie, cheese making and/or other facilities that produce crafted alcoholic or non-alcoholic beverages and/or artisan food. These proposed definitions will define these uses and also locate the used within the appropriate zoning districts. All establishments will still have to follow state guidelines when it comes to certain licenses.

Mr.Armitage made a motion to recommend approval of the proposed zoning code amendment and the question put, stood

Mr.Armitage YES; Mr.Boerger YES; Ms.Alexander YES; Ms.Golan YES; Mr.Draughn YES

Discussion Items: Uptown Revitalization Plan June 22 at Partners Park 6pm-8pm.

Comments Of Individual Commissioners:

Mr. Boerger- Home tour was published in the Marysville Paper, Would like to see the Kroger/Community Market areas to become a residential area. Talked about advertisements on ice boxes, umbrellas' and trash. Also spoke about the parking lots in the commercial districts regarding a lot of merchandise in the parking lots and trash in the parking lots.

Adjournment: Meeting adjourned at 10:00P.M.