



City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

PLANNING COMMISSION AGENDA
Tuesday, December 5, 2016, 7:00 p.m.
Council Chambers, 209 S. Main Street, 2nd Floor

CALL MEETING TO ORDER:

Time In: _____

Roll Call:

Scot Draughn ___ Janell Alexander ___ Lesli Current ___ Tim Schacht ___
Alex Armitage ___ Virginia Golan ___ Donald Boerger ___

APPROVAL OF MINUTES:

November 7, 2016, Regular Meeting Minutes
Vote: _____

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION:

Presentation: 2016 Uptown Revitalization Plan Update

OLD BUSINESS:

NEW BUSINESS:

- Property Owner:** Dr. Carl Coleman
Applicant: Skip Weiler, The Robert Weiler Company
Location: Southwest corner of Dunham Street and Columbus Avenue.
Request: To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development.

***** APPLICATION TO BE TABLED DUE TO DELAY IN RESUBMITAL *****

Motion By: _____ Vote: _____
Conditions: _____



City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7352
www.marysvilleohio.org

2. **Proposed Zoning Code Amendment (Text) to Chapter 1100 Subdivision and Zoning Fees.**
Request: To hear a proposed Zoning Code amendment to add section 1100.04 Street Tree Maintenance fee.

Motion By: _____ Vote: _____
Conditions: _____

DISCUSSION ITEMS:

INDIVIDUAL COMMISSIONERS COMMENTS:

Virginia Golan
Alex Armitage
Janell Alexander
Lesli Current
Donald Boerger
Tim Schacht
Scot Draughn
Design Review Board Update

ADJOURNMENT:

Time Out: _____

**PLANNING COMMISSION AGENDA
MINUTES OF MEETING
November 7, 2016**

MEMBERS PRESENT: Scot Draughn, Janell Alexander, Lesli Current, Tim Schacht, Virginia Golan, Donald Boerger

OTHERS PRESENT: Tim Aslaner, Jeremy Hoyt, Chad Flowers, Emily Berry, Carl Coleman, Patrick Graser, David Fisher, Skip Weiler, Gail Bump, Todd Foley, John Popio, Pam Vanschoyck, Chad Buckley, Dennis Schulze

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

APPROVAL OF MINUTES: The minutes from September 6, 2016 were approved as submitted.

CITIZEN COMMENTS: None.

REPORT OF ADMINISTRATION:

OLD BUSINESS:

NEW BUSINESS:

1. Property Owner: Maronda Homes Applicant: Chad Buckley, Civil & Environmental Consultants Inc. Location: Keystone Crossing Subdivision (off Chestnut St.) Request: Approval of Final Plat for Keystone Crossing, Phase 2

Chad Buckley spoke to the Commission on behalf of Keystone Crossing. He stated they took care of the corrections that needed to be fixed which included the easement for the frontage, address corrections and side yard setbacks.

Motion By: Ms. Alexander; Vote: 6-0 Conditions: Approved

2. Property Owner: Dennis A Schulze Trustee Applicant: Jim Frey, Redwood Acquisitions Location: Vacant land south of Lora Lee Drive and adjacent to Milford Crossing Apartments Request: To hear a Planned Unit Development application for Development Plan approval for a +/- 19.428 acre parcel from on property located south of Lora Lee Drive and adjacent to the existing Milford Crossing apartment development.

Todd Foley spoke to the Commission on behalf of Redwood Acquisitions. He went over the adjustments that were made to the plans. They reworked the paths adding a connection point to Lora Lee Drive. He stated they will maintain 10 feet on each side of the path. Mr. Foley stated they have received the staff comments and are okay with the path being a crushed limestone. They would also like to request to have the path be 6 ft. in width instead staff's recommendation of 8 ft. Redwood would like to have hardwood mulch around the trees and keep the gravel around the building. Mr. Boerger would like to see all beds have mulch instead of gravel. Mr. Schacht and Ms. Golan agree that it should be consistent with phase 1

and have gravel around the buildings. Gail Bump had questions about the 30 ft. setback if it included any utility access. Mr. Draughn read through the conditions in order to approve the application.

Motion By: Mr. Schacht; Vote: 6-0 Conditions: Approved-recommended to city council

3. Property Owner: Dr. Carl Coleman Applicant: Skip Weiler, The Robert Weiler Company Location: Southwest corner of Dunham Street and Columbus Avenue Request: To hear a Planned Unit Development application for Sketch Plan approval for a +/- 107 acre mixed-use development

Linda Menerey from EMHT presented the project to the Commission. Mr. Draughn wanted to know why this is not rezoning instead of a PUD. Ms. Menerey stated they were going to increase the density and add more landscaping. Mr. Draughn stated this is a gateway to the City and would like to see more innovation and creativity. Ms. Menerey ask the commission what would you like to see in Marysville. Mr. Draughn stated he would like to see some retail mixed in where our residents could interact. Ms. Alexander would like more places to walk to and somewhere to walk pets. Mr. Schacht doesn't like how the areas are divided and would like to see cohesive areas that flow together. The Commission would like to see more of a campus feel. Mr. Boerger is concerned it would hurt downtown if they build more retail. Mr. Boerger also went over the history of the house on the property. Ms. Alexander would like to see more innovative style homes. Steve VanDyke owns a property on Clymer road and has concerns with the water and drainage. City Engineer, Jeremy Hoyt, addressed Mr. Vandyke's concerns. The applicant has requested to table the application until December 5th meeting.

Motion By: Ms. Golan; Vote: 6-0 Conditions: Tabled until December 5th meeting

4. Proposed Zoning Code Amendment (Text) to Chapter 1137.13 Medium Density Single Family Residential District (R-2) Request: To hear a proposed Zoning Code amendment

Mr. Chad Flowers presented this to the Commission. The amendment would allow commercial recreational uses to be zoned for this district as a conditional use in the zoning code. The applicant would have to go before the Board of Zoning Appeals for approval. Mr. Flowers went through the proposed changes with the Commission in detail. Ms. Alexander had concerns with it being right in the middle of homes. Mr. Boerger had concerns with possibly a driving range moving in with large netting. Mr. Flowers reiterated that all proposed projects would have to be reviewed and approved as a conditional use through the BZA, providing checks and balances. Mr. Schacht thinks this is great idea.

Motion By: Mr. Schacht; Vote: 6-0 Conditions: Approved- recommended to city council for approval

DISCUSSION ITEMS:

Individual Commissioners Comments:

V. Golan: Really excited with the group of people are open to comments and suggestions

A. Armitage:

J. Alexander: Doesn't see a farm town anymore.

L. Current: Agrees with everyone's comments

D. Boerger: Make sure when you do something you do it right the first time

T. Schacht: Would like to see Marysville brand ourselves

S. Draughn: Challenges everyone to never get stuck in the idea that Marysville is a certain definition.

Design Review Board Update: None

ADJOURNMENT: The meeting was adjourned at 9:05 p.m.



Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

November 22, 2016

PROPOSED ZONING CODE AMENDMENT

To: City of Marysville
Planning Commission Members

From: Chad Flowers
City Planner

RE: Proposed Code Amendment

Request: To hear a proposed Zoning code amendment to add section '1100.04 Street Tree Maintenance Fee' to chapter 1100 Subdivision and Zoning Fees.

Proposed Code:

1100.04 STREET TREE MAINTENANCE FEE.

Upon the issuance of a Zoning Permit for the construction of a building or structure in any zoning district, the owner of said building or structure shall pay the sum of seven dollars (\$7.00) per one lineal foot of frontage at the right of way to the City's Street Tree Maintenance Fund. This measurement shall include the side yard frontage on corner lots. The fee shall be used for the purpose of implementing an Urban Forestry Program, whose goal is to provide uniform street tree plantings and maintenance along public roadways within the City. This fee does not apply to residential Accessory Buildings.

Analysis: To address the need for replacement and ongoing maintenance and health assessment of street trees, the City is proposing a fee to be paid with zoning permits for new development. The fee will be \$7 per lineal foot of frontage and will be deposited into a Street Tree Maintenance Fund. The fee provides a revenue stream for this fund which will be used to add an Urban Forester to the City's payroll, begin an annual contracted street tree replacement program and provide materials, equipment and tools for the purpose of maintaining existing and newly planted street trees in the City.