

Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, February 13, 2013
1:30 pm

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Introduction of new board members**
- 4. Swearing in of witnesses**
- 5. Approval of minutes from the January 9, 2013 meeting**
- 6. Old Business:**

A. ZON-12-17 – Anthony Hray – *Requesting to table until March 13, 2013*

Applicant:	Douglas McElwee
Owner:	David and Elizabeth Stephens
Agent:	Jason Hettinger
Township:	Hamilton Township
Site:	0 South High Street (PID #150-001172, 173, 174) 0 Jackson Street (PID #150-001175, 177, 179)
Acreage:	0.77-acres
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD).

7. New Business:

A. JEFF-13-01 – Anthony Hray

Applicant:	Jefferson Township
Township:	Jefferson Township
Site:	1490 Climbing Fig (PID #171-000968)
Acreage:	13.24-acres
Request:	Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, parking area concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision.

B. JACK-13-02 – Matt Brown

Applicant:	Jackson Township Zoning Commission
Township:	Jackson Township
Request:	To amend Sections 102.02 and 103.03 of the Jackson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.

B. JEFF-13-03 – Matt Brown

Applicant:	Jefferson Township Zoning Commission
Township:	Jefferson Township
Request:	To amend Sections 900.04 and 1100 of the Jefferson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.

8. Adjournment of Meeting to March 13, 2013



Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, January 9, 2019

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, January 9, 2013.

Present were:

Nancy White, Chairperson
Vince Papsidero, Vice Chairperson
Roxyanne Burrus
Gary Collins
Tim Guyton
Sharon Keels
Stephen Salay
Kevin Wheeler
Marty Wicks

Franklin County Economic Development and Planning Department:

Lee Brown, Planning Administrator
Matt Brown, Planner
Anthony Hray, Planner

Chairperson White opened the hearing.

The first order of business being approval of the bylaws for the 2013 Planning Commission. Mr. Collins made a motion to approve the bylaws. It was seconded by Mr. Papsidero. The motion passed by an eight-to-zero vote.

The next order of business being the election of Chairperson. Mr. Guyton nominated Nancy White to continue as the Chairperson. It was seconded by Mr. Collins. The nominations were closed by a vote of eight-to-zero. The nomination of Nancy White to serve as Chairperson was passed by a vote of seven yeases with one abstention by Ms. White.

Mr. Guyton made a nomination that Vince Papsidero continues as Vice Chairperson. It was seconded by Mr. Salay. Mr. Collins moved to close the nomination; and it was seconded by Ms. Burrus. The motion was approved by an eight-to-zero vote. The nomination of Vince Papsidero to serve as Vice Chairperson was passed by a vote of eight yeases with one abstention by Mr. Papsidero.

The next order of business being the approval of the minutes from the November 7th, 2012, meeting. Mr. Collins made a motion to approve the minutes. It was seconded by Mr. Papsidero. The motion was approved by a vote of eight yeases with one abstention by Ms. Burrus.

OLD BUSINESS:

The next order of business being Case No. ZON-12-16. The applicants are Joseph and Stella Bentley. The township is Franklin Township. The location is 727 Harrisburg Pike. It is 0.35 acres and the request is to rezone from the Community Commercial District to the Select Commercial Planned District. Mr. Guyton made a motion to bring Case No. ZON-12-16 off the table. It was seconded by Mr. Collins. The motion was approved by a nine-to-zero vote.

Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Collins made a motion to approve Case ZON-12-16. It was seconded by Mr. Papsidero. The motion was denied by a nine-to-zero vote.

The next order of business being Case No. ZON-12-17. The applicant is Douglas McElwee. The township is Hamilton Township. The location is 0 South High Street, 0 Jackson Street. It is 0.77 acres. The request is to table until the February 13, 2013, hearing. Mr. Wheeler made a motion to bring Case No. ZON-12-17 off the table. It was seconded by Mr. Guyton. The motion was approved by an eight-to-zero vote. Ms. Burrus made a motion to table Case No. ZON-12-17 until the February 13, 2013 hearing. It was seconded by Mr. Wicks. The motion was passed with a nine-to-zero vote.

NEW BUSINESS:

The next order of business being Case No. 663-PP. The applicant is Fisher Homes. The township is Jefferson Township. The location is 1459 Waggoner Road. It is 16.5 acres. The request is for Preliminary Plan approval to allow for the creation of an 82-lot, single-family home subdivision.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Papsidero made a motion to approve Case No. 663-PP. It was seconded by Mr. Salay. The motion was approved by a nine-to-zero vote.

The next item on the agenda being Case No. 665-PP. The applicant is Jason Francis, M/I Homes of Central Ohio. The owner is DSM Holdings, LLC. The location is 7665 Clark State Road. There are 76.25 acres. The request is to approve the Preliminary Plan for the creation of a 76-lot single-family home subdivision with 33 acres of open space.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Collins made a motion to approve Case No. 665-PP with Staff's conditions. It was seconded by Mr. Wicks. The motion was approved by a nine-to-zero vote. There being no further business coming before the Franklin County Planning Commission, Mr. Collins made a motion to adjourn. It was seconded by Mr. Papsidero.

The hearing was adjourned at 3:07 p.m.

Minutes of the January 9, 2013, Franklin County Planning Commission hearing were approved this 13th day of February, 2013.

Hray, David A.

From: geedraftingservices <geedraftingservices@yahoo.com>
Sent: Tuesday, January 15, 2013 11:19 AM
To: Hray, David A.
Subject: RE: Shadeville Family Dollar - 2nd Tabling Request

Dear franklin county development department we are requesting a tabling on the shadeville family dollar for the february technical review committee meeting schedule for February 26th and the planning commission hearing for march 13th

Thanks Jeffery Gee

Sent from my Samsung Epic™ 4G Touch

"Hray, David A." <dahray@franklincountyohio.gov> wrote:

Jeff-

I spoke with our Planning Administrator and in order to postpone the case again, you will need to file another tabling request asking to be placed on the agenda for the February Technical Review Committee meeting scheduled for Feb. 26th and subsequently the Planning Commission hearing scheduled for March 13th. As before, an email mentioning these dates will suffice.

All revised/required materials must be submitted to us for the Technical Review Committee meeting by **Feb. 15th at noon**. Unfortunately, we do require a fee to request an additional tabling. Since it is the third request, the fee increases to \$350. See fee schedule attached. The fee must be submitted along with the request to table by **Jan. 15th at noon**.

I've also attached a response letter confirming the Planning Commission's acceptance of your second tabling request which was voted on at yesterday's Planning Commission hearing. Considering our phone conversation this morning, please disregard the dates mentioned in this letter. We send this out as a courtesy to all applicants.

If you have any questions, please feel free to contact me.

Thanks,



Commissioner John O’Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
February 13, 2013

Case #JEFF-13-01

Prepared by: Anthony Hray

Applicant:	Jefferson Township
Owner:	Jefferson Township Board of Trustees
Agent:	Rob Platte – Jefferson Township Parks Coordinator
Township:	Jefferson Township
Site:	1490 Climbing Fig Drive (PID# 171-000968)
Acreage:	13.24-acres
Request:	Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, parking area, concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision.

Summary

The applicant is seeking an amendment to the development plan of an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, a parking area, concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision. The proposal complies with the intent of the Jefferson Township Zoning Resolution and is not in conflict with the township land use plan and map. Staff recommends approval with conditions.

Request

The request will allow the applicant to construct four (4) ball fields, a walking trail/s, gravel parking area and access drive, concession stand and a restroom facility, all for public use. These improvements are scheduled to be phased in over the next ten (10) years as funds and resources become available. Currently the site is vacant and is designated as open space within an existing reserve of the Jefferson Run Subdivision. The reserve was divided in 2005 to allow for the construction of the Licking Heights West Elementary school, which is located directly to the west of the subject property. The township will remain as owner of the park and all future developments/improvements and manage the same responsibilities as it does with other parks under its ownership.

Existing Zoning District

The property is currently located in the Suburban Periphery Residential District (SPRD). This district is intended for “extra high” density residential development and related facilities that are appropriate for peripheral areas of the township. These areas act as a buffer to and transition from parcels in other political jurisdictions that have similar high density residential development. Examples of permitted and conditional uses in the SPRD include:

Permitted Uses

- One-family, Two-family and Multi-family Dwelling Structures
- Accessory Uses and Structures

Conditional Uses

- Parks, playgrounds and playfields open to the public
- Church or other place of worship
- Public and Private School
- Home Occupations

Proposed Zoning District

The request will amend the existing development plan of the SPRD associated with this site to include the proposed uses. Public uses in designated open space areas in the SPRD include but are not limited to public schools and parks and other public recreational or educational facilities. Only structures associated with or accessory to a public park, such as shelter houses, swimming pools, tennis courts, playground equipment, etc., shall be permitted in the open space. It is also important to mention that the proposed uses are conditional uses in the SPRD. Such uses require action by the Jefferson Township Board of Zoning Appeals in accordance with Article X of the Jefferson Township Zoning Resolution.

Comprehensive Plan

Jefferson Township’s land use plan was adopted in 1996 and the land use map has been updated occasionally since that time. The township’s future land use map recommends the subject property for Extra High Density Residential and Government Uses, which would include those proposed in the request.

Surrounding Zoning and Land Use

Direction	Zoning	Land Use
North	Planned Suburban Residential	Vacant/Proposed Single-Family Subdivision
East	Planned Suburban Residential	Vacant/Proposed Single-Family Subdivision
South	Suburban Periphery Residential	Single-Family Subdivision
West	Suburban Periphery Residential	Public School (Licking Heights West)

Zoning District Requirements

The development plan shall include the following in text and/or map form:

Development Plan

1. *The proposed size and location of the parcel included in the application and the relationship of the proposed development to the surrounding areas.*
 - The proposed development will be established on a 13.24-acre parcel which has been designated as open space. The request is compatible with the surrounding area.
2. *Description of the proposed general development character of the tract.*
 - The development plan and text provide sufficient information regarding the proposed development.

3. *The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility studies.*
 - Water and sewer services will be provided to the proposed restroom facilities and concession stand by connection to existing utility lines supplied by the Jefferson Township Water and Sewer District. All proposed parking areas and access drives will be constructed with gravel and shall be maintained to provide adequate drainage and sustain construction, maintenance, emergency and passenger vehicle traffic. A twelve (12) inch culvert will be installed with the access drive along the northern property boundary to maintain flow of an existing drainage course. The proposed buildings will be constructed and maintained to provide adequate storm water drainage.
4. *The proposed traffic access points showing locations and their relationship to existing streets.*
 - The site will be provided access through the school site from Climbing Fig Drive to the west. A ten (10) foot wide gravel access path is proposed to provide access for construction and maintenance equipment. An agreement is in place with the school allowing parking on site after school hours. Should additional parking be needed, a 150 foot by 150 foot gravel parking area may be installed to accommodate up to 120 vehicles.
5. *The proposed size, location and use of the non-residential portion of the tract, including schools, parks or other public facilities.*
 - In addition to the four (4) proposed ball fields, a concession stand, being no larger than 30 feet by 30 feet, will be constructed and include handicap accessible restroom facilities. The concession stand will be equipped with water, sanitary and electric utilities.
6. *The proposed time schedule for development of the site.*
 - The intended development will be phased over the next ten (10) years based on available resources. Ball fields #2 and #3, as detailed on the development plan, will be constructed first along with all or part of the access drive. Construction of ball field #1 and the concession stand are contingent on the township securing funding, which is anticipated to be secured through grants. Ball field #4 will be constructed last along with the final walking trail improvements.
7. *Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan.*
 - The applicant has supplied evidence that the property is under their ownership.
8. *Signed statement of commitment to provide proposed deed restrictions, protective covenants and other legal statements or devises to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained by the Township prior to submittal of the final plat.*
 - The Township will remain the sole owner of this site and all future development and improvements. As stated in the development plan, they may enter into contracts with private parties for services that include, but are not limited to the following: construction, maintenance, repairs and/or providing equipment/materials.
9. *A map indicating topographical contours, soils information, information on wooded areas, floodplains and wetlands.*
 - A soils test has been performed, indicating no presence of hydric soils. The four (4) proposed ball fields will abut a 50' stream preservation zone which protects the Rameys Run Creek to the south. This preservation zone contains mature woodlands. The development plan recognizes the importance of preserving this area and ensuring that no disturbance is permitted during and after construction. The site does not contain any areas designated as wetlands or floodplain.

Basis of Approval

1. *The location and physical character of the site shall be suitable for development in the manner proposed and the site is shown on the Township master plan as "extra-high density".*
 - The site is suitable for the proposed development and is compatible with the surrounding area.
2. *The site is contiguous to parcels used or zoned at similar residential densities in other political jurisdictions.*
 - The site is contiguous to several high density single-family subdivisions.

3. *Existing and proposed utility services are adequate to serve the proposed area.*
 - Central water and sewer line connections will be accessed from the school site to the west to adequately serve the concession stand and restroom facilities.
4. *The benefits, improvements and the design of the proposed development justify the deviation from the residential development requirements included in the zoning resolution.*
 - No residential development is proposed. The proposed development will be for public use, to benefit the residents of the surrounding area.

Staff review

Water supply and Wastewater disposal: The subject site will be provided water and sewer services from the Jefferson Water and Sewer District (JWSD). Connections will be made to existing lines located on the school site to the west.

Access and Parking: The proposed use will have access from Climbing Fig Drive to the west. A gravel access drive, ten (10) feet in width, will be constructed to allow vehicles access to construct and maintain the site. Parking will be provided on the school site to the west and a gravel parking area is shown on the development plan if additional parking is needed in the future. The gravel parking area would measure approximately 150 feet by 150 feet and accommodate 120 vehicles.

Lighting: Directional lighting is proposed to be installed for Field #1 only. Lights will be installed on wooden poles between 25 and 30 feet high. No information was provided on the type of light fixtures or their strength. Fixtures should be used that produce a minimal amount of light pollution to prevent a nuisance to surrounding property owners. The applicant should also coordinate with property owners and neighborhood groups in the surrounding area to determine appropriate park hours.

Franklin County Engineer

The proposed ten (10) foot wide gravel access drive is not a sufficient width to allow two vehicles to pass each other if traveling in opposite directions. The drive should be redesigned and constructed to meet the Franklin County Subdivision Regulation's standards for private streets.

Franklin Soil and Water Conservation District

The applicant should delineate the stream buffer zone on site by installing construction fencing or a similar physical barrier prior to any earth disturbance to ensure protection of this area. If the total disturbance on site will exceed one (1) acre in size, including grading activities, the applicant must file a Notice of Intent with the Ohio Environmental Protection Agency.

Staff analysis

The proposed rezoning complies with the purpose and intent of the Jefferson Township Zoning Resolution. The proposed rezoning does not conflict with the intent of the township land use plan and map. The proposed rezoning advances the general welfare of the township and will allow for an appropriate use of land in the area.

Staff Recommendation

Staff recommends approval of the proposed amendment to an existing Suburban Periphery Residential District (SPRD) with the following conditions:

1. The applicant must file a Notice of Intent with the Ohio Environmental Protection Agency should disturbance on site exceed one (1) acre.
2. The applicant must obtain all required building/electrical permits and inspections from the appropriate authority.
3. The applicant should update the development plan to include a light fixture design that will not create a nuisance to homeowners in the surrounding area.

4. Proposed walking trails should be shown in greater detail on the development plan and be connected with those planned in the surrounding subdivisions.
5. Sediment and erosion control measures and construction fencing or similar barrier should be installed under consultation of the Franklin Soil and Water Conservation, prior to any earth disturbing activities, to control runoff and prevent disturbance of the preservation area.
6. The applicant shall restrict the use of fertilizers and herbicides on site to prevent run off from impacting the stream preservation area.
7. The applicant shall use light fixtures which create minimal light pollution.
8. The applicant shall construct the proposed access drive to meet the Franklin County Subdivision Regulation's standards for private streets.
9. The applicant shall enter into a written agreement with the Licking Heights West to provide parking and access to the proposed development.
10. The applicant shall coordinate with property owners and neighborhood groups in the surrounding area to determine appropriate park hours.

Jefferson Run Park

Development Plan for Parcel #171-000968-00

Jefferson Run Park
1490 Climbing Fig Drive
Blacklick, Ohio 43004

Jefferson Township
Franklin County, Ohio
January 2013

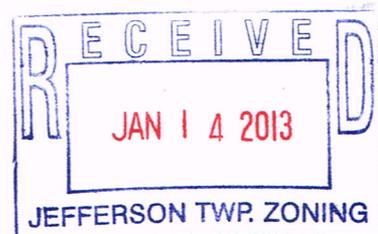
This parcel is owned and maintained by Jefferson Township and has been farmed up until recent years. A tree-lined stream runs from the east to the west along the southern part of the parcel. Soil studies have been performed and it has been determined that no significant amount of hydric soils exist.

Proposed Development: A total of up to four baseball fields, including but not limited to backstops, grass and brick dust infields, outfield fences, bases and team benches are planned to be constructed. In addition, a 10 feet wide gravel access path will be installed starting at the northwest corner of the parcel and extending along the north side of the parcel. This will allow for maintenance access to the fields. A concessions structure, complete with electricity, water and sewer, will be constructed between fields one and two along the access path. Utility service is available through currently existing township-owned easements across the north side of the adjacent parcel to the west. Additional parking may be added at the middle of the parcel if the need arises.

Recognizing the importance of protecting the stream corridors and natural areas as well as observing the 50 feet wide stream buffer, construction will be planned accordingly so as not to encroach into the buffers. Walking trails may be installed around the entire parcel, starting at the northwest corner to connect to the Township North Parcel trails, and continue around the parcel to the southwest corner at the stream area. Trails may be constructed of any or all of the following materials: mulch, asphalt or gravel.

Ownership and Responsibility:

Any and all future developments and improvements to the parcel will remain the property of Jefferson Township. The township may enter into contracts with parties for services at this parcel, including but not limited to, construction, maintenance, repairs and/or providing of equipment/materials. The township will hold the same responsibilities with this park as with the other township owned parks.



Schedule and Timeframes:

Development of the facilities on the parcel will be phased in over the next ten years based on available resources. It is expected that ball fields #2 and #3 will be constructed first along with all or part of the access path. The construction start times of field #1 and the concessions facility are contingent on the township securing funding, which at this time is expected to come from grants. Ball field #4 will be constructed lastly along with the final walking trail improvements.

Development Details:

Field #1- The infield will consist of both brick dust on a clay base and turf grass. The outfield fences will be 6' high chain-link and be protected by the required yellow plastic capping. Directional lighting will be on wooden poles between 25' and 30' tall. First base line spectator seating will be no less than 8' from the western property line and the third base spectator seating will be 30' from the northern property line.

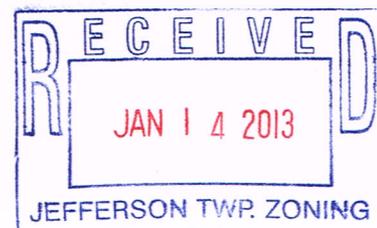
Fields #2-#4- The infields will consist of brick dust on a clay base. The outfield fences will be 6' high chain-link and be protected by the required yellow plastic capping.

Concessions Facility- A temporary facility will be utilized initially until the final facility is constructed. The permanent facility will be no larger than 30' x 30' and will include a storage area and a handicapped accessible restroom. The concessions part will include electric, water and sewer utilities. Electric will be installed along the northern property line from Climbing Fig Drive, or from the school shelter house if possible. Water and sewer services will be accessed from the stub-outs on the school parcel shown on Exhibit A.

New Parking Area- The parking area will be gravel and will be approximately 150' x 150'. It will allow for parking of up to 120 vehicles.

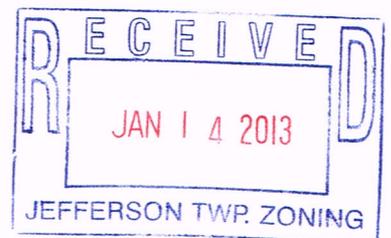
Parcel History:

This parcel is zoned S.P.R.D. and is the result of an approximate 29 acre school/park set aside as part of the rezoning of the Pfeiffer Tract by Dominion Homes in to the Village of Jefferson Run subdivision. The 29 acres were split by Jefferson Township and the +/- 13 acre parcel was retained by Jefferson Township as part of an agreement with the Licking Heights Local School District. The development plan submitted by Dominion Homes dated February 11, 2002 for the Pfeiffer Tract, and ultimately approved by the Township Trustees on March 26, 2002, states on page 2 in section "e" that there be "A large public school/park site" of +/- 28.5 acres.



Attachment:

Exhibit "A" – Jefferson Run Park Site Plan



JEFFERSON RUN PARK

1490 CLIMBING FIG DRIVE
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO

EXHIBIT A SITE PLAN

Township Owned
North Parcel – 8 Acres

Township Owned
East Parcel – 13 Acres



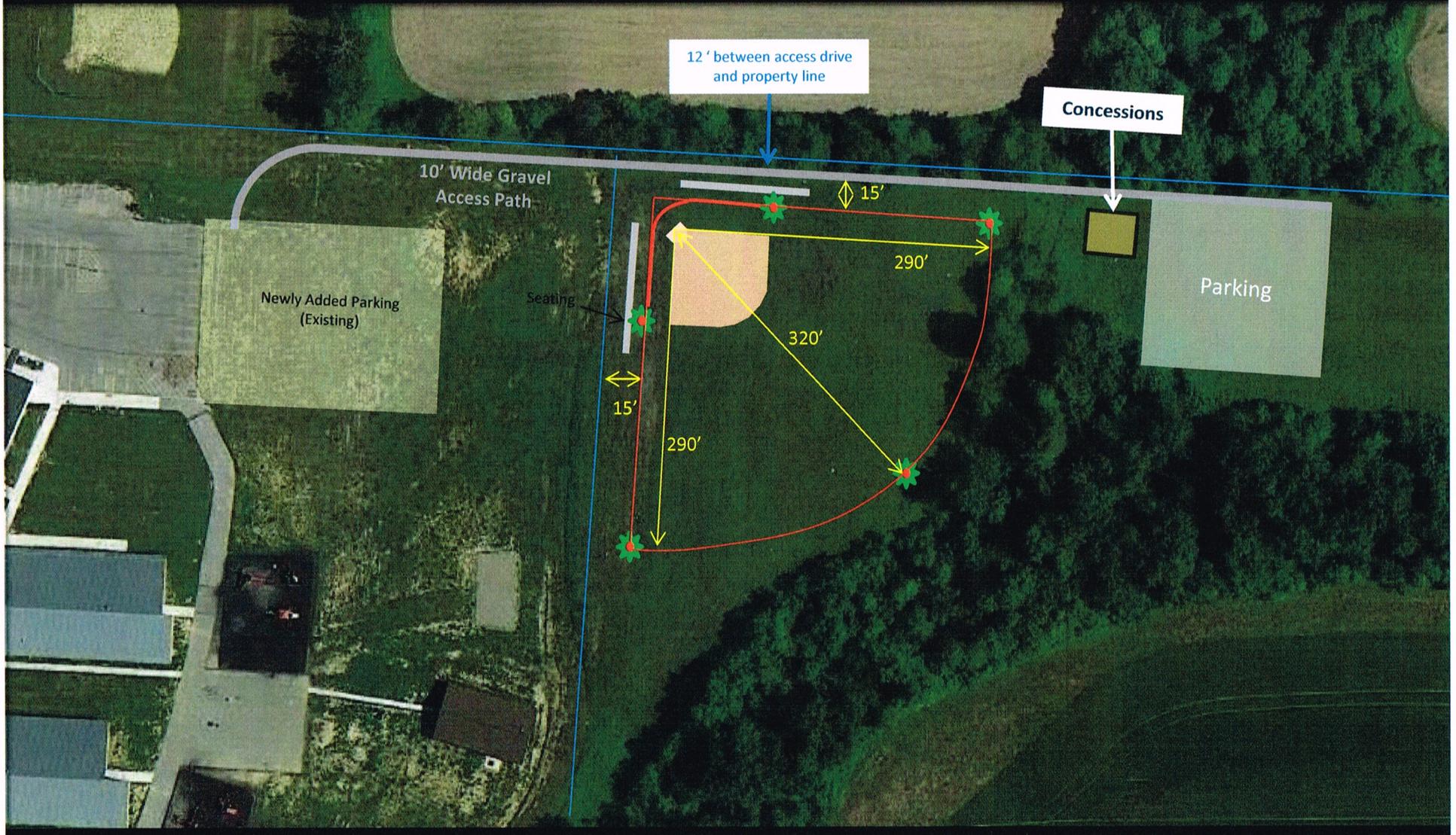
- Park Amenities:**
- +/- 24 Acres
 - 4 Tennis Courts
 - 5 Ball Fields
 - 1 Shelter House with Restrooms
 - 2 Playgrounds
 - 1 Concessions Structure
 - Stream Protection Areas
 - Nature Education Area
 - _____ ' of Walking Trails

Future Development: Rockford Homes to the north and east - Dominion Homes to the south

Field # 1

Notes: Not to scale, but dimensions are correct.

🌸 Represents directional field lighting.



Fields #2 - #4

Notes: Not to scale, but dimensions are correct.
Minor tree trimming and removal is needed, but
There will be no encroachment into stream buffer.





JEFF-13-01

Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, parking area, concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision.

13.24-acres
Jefferson Township

 1490 Climbing Fig

 Parcels

 Streets

Jefferson Zoning

 Countryside Residential

 Restricted Suburban

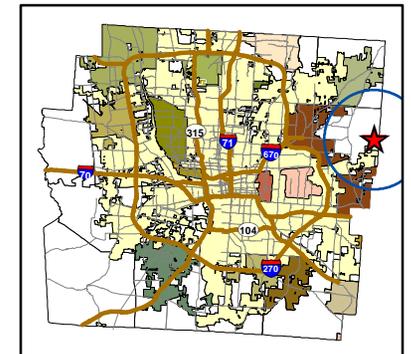
 Planned Suburban Res.

 Suburban Periphery Res.

 Government

Columbus Zoning

 Residential



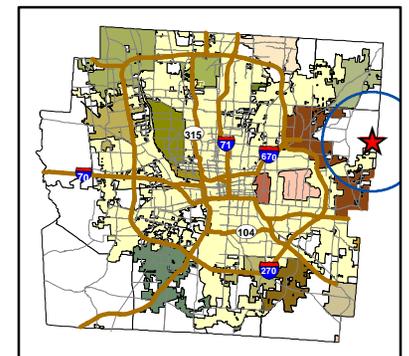


JEFF-13-01

Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, parking area, concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision.

13.24-acres
Jefferson Township

-  1490 Climbing Fig
-  Parcels
-  Streets



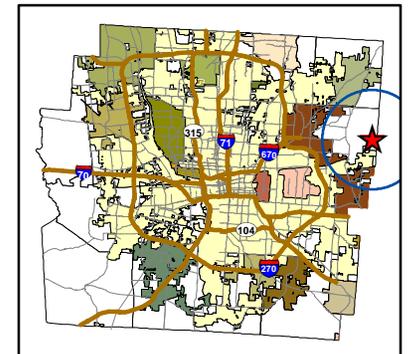


JEFF-13-01

Requesting to amend an existing Suburban Periphery Residential District (SPRD) to allow for the construction of ball fields, walking trails, parking area, concession stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision.

13.24-acres
Jefferson Township

-  1490 Climbing Fig
-  Parcels
-  Streets





Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township			
<input checked="" type="checkbox"/>	Jackson	<input type="checkbox"/>	Plain
<input type="checkbox"/>	Jefferson	<input type="checkbox"/>	Prairie
<input type="checkbox"/>	Perry	<input type="checkbox"/>	Washington

Case Number
JACK-13-02

Amendment Type	
<input type="checkbox"/>	Map amendment
<input checked="" type="checkbox"/>	Text amendment
<input type="checkbox"/>	Land use plan amendment

Meeting Dates	
Review Body	Date
Tech Review	1/23/13
Planning Commission	2/13/13
Board of Commissioners:	n/a

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	List sections of zoning resolution to be amended To amend Sections 102.02 and 103.03 of the Jackson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Michael Lilly	
Address 3756 Hoover Road P.O. Box 517 Grove City, OH 43123	
Phone # 614-875-0100	Fax # 614-871-6456
Email lillym@jacksontwp.org	

Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
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STAFF REPORT

Planning Commission
February 13, 2013

Case JACK-13-02

Prepared by: Matt Brown

Applicant:	Jackson Township Zoning Commission
Township:	Jackson Township
Request:	To amend Sections 102.02 and 103.03 of the Jackson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.

Summary

The applicant is seeking an amendment to the Jackson Township Zoning Resolution to amend application requirements for Certificates of Zoning Compliance and to adopt a definition for “disturbance”. The amendments are proposed to ensure compliance with Franklin County’s NPDES permit as issued by the Ohio EPA. Staff recommends approval.

Regulation summary

Certificates of Zoning Compliance are currently required prior to the change in use of land and buildings or for new construction. The proposed amendment will require the filing of a Certificate of Zoning Compliance prior to any activity that will result in a disturbance equal to or greater than 1 acre of land.

In addition, the amendment requires Certificate of Zoning Compliance applications to comply with all applicable local and state requirements and regulations including:

- Franklin County Storm Water Drainage Manual, if disturbing 1 or more acres of land
- County Public Health regulations
- County Sanitary Engineer requirements
- County Drainage Engineer requirements
- County Engineer requirements
- Ohio EPA construction permit requirements

The proposed definition for “disturbance” is from the Ohio EPA construction permit.

Staff Recommendation

Staff recommends approval of the proposed text amendment.

JACK-13-02

1002.02 DEFINITIONS

DISTURBANCE means any clearing, grading, excavating, filling, or other alteration of land surface where natural or man-made cover is destroyed in a manner that exposes the underlying soils.

103.03 CERTIFICATE OF ZONING COMPLIANCE

No occupied or vacant land shall hereafter be changed in its use in whole or in part, no improvements shall be made to the property, and no structures shall be constructed or modified until a Certificate of Zoning Compliance has been issued by the Zoning Administrator. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until a Certificate of Zoning Compliance has been issued by the Zoning Administrator. No existing or new building shall hereafter be changed in its use in whole or in part until a Certificate of Zoning Compliance shall have been issued by the Zoning Administrator. This section shall in no case be construed as requiring a Certificate of Zoning Compliance in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no repairs, alterations, or additions are proposed for such building.

- A. Application. A total of four (4) copies of an application for a Certificate of Zoning Compliance, on a form provided by the Zoning Administrator, shall be accompanied by a site plan in duplicate drawn to a reasonable scale. One (1) copy shall be returned to the applicant upon approval.

The site plan, which shall be prepared by a licensed surveyor or licensed civil engineer, shall show the following unless waived by the Zoning Administrator:

1. The actual dimensions of the lot including easements.
2. The exact size and location of all buildings on the lot.
3. The proposed new construction.
4. The existing and intended use of all parts of the land or buildings.
5. The proposed provisions of: water and sanitary sewer facilities.
6. A grading plan and storm sewer layout, to include existing and proposed surface and subsurface drainage features, indicating how storm runoff will be handled
7. A landscaping plan meeting the requirements of this code.
8. An affidavit relative to use of any agricultural structures.

~~a. Water facilities.~~

~~1) A letter should be included indicating approval from the Franklin District Board of Health and/or Ohio Environmental Protection Agency, as directed by Zoning Administrator.~~

~~b. Wastewater treatment and disposal facilities.~~

~~1) A letter should be included indicating approval from the Franklin District Board of Health and/or Ohio Environmental Protection Agency, as directed by Zoning Administrator.~~

~~c. Stormwater drainage features and proposed surface and sub-surface stormwater drainage facilities indicating how storm run-off will be handled and in particular indicating proposed stormwater outlets.~~

~~1) A letter should be included indicating review and recommendations by the Franklin Soil and Water Conservation District, when determined necessary by the Zoning Administrator.~~

~~d. Grading plan prepared by an engineer, in particular showing any impact to surface drainage from the proposed development.~~

~~1) A letter should be included indicating review and recommendations from the Franklin County Engineer's Office.~~

~~e. Landscaping plan meeting the requirements of this code. f.~~

~~1) Affidavit relative to use of any agricultural structures.~~

69. Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for enforcement of this Zoning Resolution.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Drainage Manual if the proposal will disturb 1 or more acres of land, Franklin County Public Health Regulations, Franklin County Sanitary Engineer requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements and requirements of the applicable Ohio Environmental Protection Agency Construction permit. A letter from the applicable agencies indicating approvals may be required.



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Request for

Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Jackson	<input type="checkbox"/> Plain
<input checked="" type="checkbox"/> Jefferson	<input type="checkbox"/> Prairie
<input type="checkbox"/> Perry	<input type="checkbox"/> Washington

Case Number
JEFF-13-03

Amendment Type	
<input type="checkbox"/> Map amendment	
<input checked="" type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Meeting Dates	
Review Body	Date
Tech Review	1/23/13
Planning Commission	2/13/13
Board of Commissioners:	n/a

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	List sections of zoning resolution to be amended To amend Sections 900.04 and 1100 of the Jefferson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name Charles McCroskey	
Address 6545 Havens Road Blacklick, OH 43004	
Phone # 614-855-4265	Fax # 614-855-1759
Email cmccroskey@jeffersontownship.org	

Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
February 13, 2013

Case JEFF-13-03

Prepared by: Matt Brown

Applicant:	Jefferson Township Zoning Commission
Township:	Jefferson Township
Request:	To amend Sections 900.04 and 1100 of the Jefferson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.

Summary

The applicant is seeking an amendment to the Jackson Township Zoning Resolution to amend application requirements for Certificates of Zoning Compliance and to adopt a definition for “disturbance”. The amendments are proposed to ensure compliance with Franklin County’s NPDES permit as issued by the Ohio EPA. Staff recommends approval.

Regulation summary

Certificates of Zoning Compliance are currently required prior to the change in use of land and buildings or for new construction. The proposed amendment will require the filing of a Certificate of Zoning Compliance prior to any activity that will result in a disturbance equal to or greater than 1 acre of land.

Additional changes include requiring Certificate of Zoning Compliance applications to:

- Be accompanied by plans prepared by a professional engineer, surveyor or architect.
- Comply with all applicable local and state requirements and regulations.
 - Storm Water Management Manual, if disturbing 1 or more acres of land
 - County Public Health regulations
 - County Sanitary Engineer requirements
 - County Drainage Engineer requirements
 - County Engineer requirements
 - Ohio EPA construction permit requirements

The proposed definition for “disturbance” is from the Ohio EPA construction permit.

Staff Recommendation

Staff recommends approval of the proposed text amendment.

JEFF-13-03

Section 900.04 Certificate of Zoning Compliance

No occupied or vacant land shall hereafter be changed in its use in whole or part, including any structure as defined by this Resolution, until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance. No activity resulting in a disturbance equal to or greater than 1 acre of occupied or vacant land shall hereafter be permitted until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance. No existing or new building shall hereafter be changed in its use in whole or in part until the Zoning Administrator/Inspector shall have issued the Certificate of Zoning Compliance.

A Certificate of Zoning Compliance is not required in the event of a change in ownership or tenancy only, without a change in use or intended use, provided that no structural alterations or additions are proposed for building.

Section 900.041 Building Permit

No building permit for the extension, erection or alteration of any building shall be issued before an application for a certificate of zoning compliance has been made and until such certificate is approved.

Section 900.042 Applications for Certificates of Zoning Compliance

Each application for a Certificate of Zoning Compliance shall be accompanied by a plan in duplicate, prepared by a professional engineer, surveyor or architect, drawn to scale.

The plan shall show *the following items as applicable to insure compliance with the regulations herein:*

- (a) The actual dimensions of the lot including easements.
- (b) The exact size and location of all buildings existing on the lot.
- (c) The proposed new construction.
- (d) The existing and intended use of all parts of the land or buildings.
- (e) The proposed provisions of water, and sanitary sewer facilities; ~~surface drainage features and underground storm drainage facilities. These features and facilities shall be in compliance with applicable County and Township Regulations. A grading plan and storm water management plan, to include existing and proposed surface and subsurface drainage features, shall be submitted, indicating how storm water runoff will be handled. In order to document conformance with these requirements, the Zoning Administrator/Inspector may require review and approval from all applicable government agencies.~~
- (f) Such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of this Zoning Resolution.

(g) A grading plan and storm sewer layout, to include existing and proposed surface and subsurface drainage features, indicating how storm runoff will be handled;

- (h) The requirements of 900.042, or portions thereof, may be waived by the Zoning Administrator/Inspector when, in their opinion, the applicant has satisfactorily demonstrated that all aspects relative to the above have been suitably addressed.

Applications for Certificates of Zoning Compliance must comply with applicable local and state requirements and regulations. These may include, but are not limited to, the Franklin County Storm Water Drainage Manual if the proposal will disturb 1 or more acres of land, Franklin County Public Health Regulations, Jefferson Water and Sewer District requirements, Franklin County Drainage Engineer requirements, Franklin County Engineer requirements and requirements of the applicable Ohio Environmental Protection Agency Construction permit.

Section 900.043 Procedure

- (a) Acceptance of a Complete Application
The Zoning Administrator/Inspector shall only accept a complete application and fee for a Certificate of Zoning Compliance
- (b) Approval and Issuance
Certificates of Zoning Compliance shall be issued or refusal thereof given within thirty (30) working days after the submittal of a complete application. Written notice of a refusal and reason thereof shall be given to the applicant.

Section 900.044 Fees

A fee shall be paid to Jefferson Township for each application for Certificate of Zoning Compliance as is prescribed in ORC 519.

Section 900.044 Effect of Approval

If the change or modifications described in any Certificate of Zoning Compliance has not begun within one (1) year from the date of issuance thereof, said Certificate of Zoning Compliance shall expire; it shall be revoked by the Zoning Administrator/Inspector and written notice thereof shall be given to the persons affected if work described has begun, but then suspended for a period of six (6) months