



**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, January 15, 2014  
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of By-Laws
5. Election of Chair and Vice-Chair
6. Approval of minutes from the December 11, 2013 meeting
7. New Business:

**A. 667-V & 667-PP – Matt Brown**

<b>Applicant/Owner:</b>	Dominion Homes Inc.
<b>Engineer:</b>	EHM&T, Jeff Strung
<b>Township:</b>	Jefferson Township
<b>Site:</b>	Villages at Jefferson Run (PID’s #171-000966 and 171-000029)
<b>Zoning:</b>	Suburban Periphery Residential (SPR) District
<b>Utilities:</b>	Central water and wastewater
<b>Request:</b>	Requesting a Variance from Section 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 165 lot single-family subdivision with streets that will fail to meet the minimum street centerline radius and pavement width requirements

**B. JEFF-13-09 – Anthony Hray – *Requesting to table until March 12, 2014***

<b>Applicant:</b>	Scioto Properties SP-16 LLC
<b>Owner:</b>	Brookwood Construction Co. Inc.
<b>Township:</b>	Jefferson Township
<b>Site:</b>	5378 Clark State Road (PID # 170-000613 and 170-000854)
<b>Acreage:</b>	1.46-acres
<b>Zoning:</b>	RSR (Restricted Suburban Residential)
<b>Utilities:</b>	Onsite water and wastewater
<b>Request:</b>	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Exceptional Use (EU) District.

8. Adjournment of meeting to February 12, 2014

**FRANKLIN COUNTY, OHIO**  
**COUNTY PLANNING COMMISSION**  
**(By Laws)**

**A. MEMBERS AND OFFICERS**

1. The County Planning Commission, herein after referred to as the CPC, shall consist of eleven (11) members, which include the three members of the Franklin County Board of Commissioners, as well as eight persons who shall be appointed by the Franklin County Board of Commissioners as provided by Section 713.22 of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of three (3) years with terms that expire each year, except that of the eight members first appointed, three (3) shall be appointed for a term of three (3) years, three (3) shall be appointed for a term of two (2) years, and two (2) shall be appointed for a term of one (1) year.
2. Each January, the CPC shall organize by electing a Chairperson and Vice-Chairperson. Officers shall serve one (1) year or until a successor is appointed. Officers are entitled to vote.
3. Upon expiration of a CPC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each CPC member. Each CPC member is responsible for attending each meeting or notifying the Director of the Franklin County Economic Development and Planning Department or the Director's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences may be grounds for removal of a member by a majority vote of the Board, or, at their discretion, grounds for the attending majority of the Board to request the offending member's resignation. The Chairperson shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the Director and/or designee (Franklin County Economic and Planning Department) before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuses.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the CPC.
6. Members shall have the right to appoint alternatives as follows:

To designate an alternate for a county commissioner, the member shall send a letter of appointment to the alternate and deliver a copy of that letter to the Clerk of the Franklin County Board of Commissioners. At the next regular meeting of the Board, the Clerk shall inform the Board of the designation of the alternate, and the Board shall have the designation entered on the journal.

To designate an alternate for any other member of the CPC, the member shall send a letter of appointment to the Clerk of the Franklin County Board of Commissioners designating an individual to serve as that member's alternate. At the next regular

meeting of the Board, the Clerk shall inform the board of the designation of the alternate, which designation the Board may either approve or disapprove. The Board shall enter its decision on the board's journal and, if the alternate is approved, designate the name of the alternate on the journal. The Clerk of the Board shall notify the member of the board's action, and the member shall inform the alternate.

A designated alternate shall serve at the pleasure of the member who makes the designation. Removal of an alternate shall be made by a letter of removal, delivered and journalized by the same method that the alternate was designated.

Once an alternate is designated for a member of the CPC, if that member is absent from a CPC meeting, the alternate has the right to vote and participate in all proceedings and actions of the CPC at that meeting as if the alternate were the member.

## **B. MEETINGS**

1. The CPC shall meet on the second Wednesday of each month, or such other date as approved by the Commission. If the second Wednesday is a holiday, the meeting shall be on the Tuesday preceding.
2. Each regular meeting shall be held at 1:30 PM in an appropriate room of the Franklin County Courthouse.
3. The CPC shall publish and mail notice as required by the Ohio Revised Code.
4. All meetings of the CPC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of six (6) members of the CPC. Once a quorum has been established, the continued presence of a quorum is required throughout the meeting. (2/12/08) If a quorum is lacking, the meeting shall be postponed or canceled. The County Planning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of CPC members is final. The CPC shall consider and deliberate upon any request for delay should an applicant desire to do so, but because of the dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting.
6. All motions shall be presented in the following manner:
  - i. Preliminary Plan and Final Plat - you must make a motion to reject, approve or approve with conditions.
    - I.e. for a final plat to be denied you must make a motion to reject and this must pass for it to be denied. For a final plat to be approved you must make a motion for approval and this must pass for it to be approved.
  - ii. Variances from the Subdivision Regulations, County Rezoning and Township Rezoning – all motions shall be presented in the affirmative (to approve). You may

approve with conditions. If a motion is defeated, this constitutes a denial of the application.

- iii. Unless otherwise provided by these By-laws, a motion shall pass upon the affirmative vote of a simple majority of the members present. (6/10/09)
7. Unless otherwise provided by these by-laws, a motion shall pass upon the vote of a simple majority of the members present.
8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not fewer than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
9. All persons wishing to speak at a meeting must register to do so with the secretary of the CPC prior to the meeting. Speaker slips may be required.
10. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the CPC shall be heard in the order of filing.

**C. POWERS AND DUTIES**

1. The CPC shall exercise all powers and perform all duties as permitted under Sections 713.22 and 713.23 of the Ohio Revised Code.

**D. CPC STAFF**

1. The Franklin County Economic Development and Planning Department shall serve as staff to the CPC, and shall receive, process, and present applications to the CPC.
2. The Franklin County Economic Development and Planning Department shall maintain a record of CPC proceedings.

**E. SUSPENSION OR AMENDMENT OF RULES**

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than eight (8) members.
2. These rules and regulations may be amended from time to time by a majority vote of the CPC membership. Such amendments shall be affective thirty (30) days after an affirmative vote.

**SIGNATURE PAGE**

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Chairperson

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Vice-Chairperson

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Member

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Date Adopted



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

**Economic Development & Planning Department**  
James Schimmer, Director

## MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

**Wednesday, December 11, 2013**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, December 11, 2013.

Present were:

Nancy White, Chairperson  
Roxyanne Burrus  
Chet Chaney  
Tim Guyton  
Sharon Keels  
Jason Sanson  
Kevin Wheeler

Franklin County Economic Development and Planning Department:  
Matt Brown, Interim Planning Administrator  
Anthony Hray, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the November 13, 2013, meeting. Mr. Guyton made a motion to approve the minutes. It was seconded by Mr. Wheeler. The motion passed by a vote of four yeases and two abstentions by Ms. Burrus and Mr. Chaney.

### **NEW BUSINESS:**

The next order of business being Case No. ZON-13-05. The applicant is Franklin County Rural Zoning Commission. The townships are all townships under Franklin County Zoning. The resolution is to more accurately reflect the duties and responsibilities of the Franklin County Chemical Emergency Preparedness Advisory Council.

Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. ZON-13-05. It was seconded by Ms. Burrus. The motion was approved by a six-to-zero vote. (Ms. Keels joined the hearing.)

The next order of business being Zoning Case No. ZON-13-06. The Applicant/Owner is MG Abbott, Inc. The township is Madison Township. It is located at 5207 Ebright Road. It was 4.77 acres. It is in the Select Commercial Planned District with on-site water and wastewater. And the request is for approval of an amendment to an existing Select Commercial Planned District.

Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. ZON-13-06 with the following Staff conditions and one additional condition, which is that Option 16 and 17 under the manufacturing clause of 344.02 be stricken.

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance for the Physical Fitness ("CrossFit" Gym) use and any future change in use.
2. The applicant must plant all landscaping in accordance with the landscaping plan within six (6) months of approval. All landscaping shall be maintained as required under the SCPD district regulations.
3. The applicant shall obtain all required permits and inspections from the Village of Groveport Building Department and Madison Township Fire Department for the proposed physical fitness use and any future change in use.
4. All storage buildings as noted and identified on the development plan (existing and proposed), shall be used solely for purposes of public warehousing (SIC Code 422). No commercial or industrial uses shall be permitted in these buildings.
5. The development text is revised to omit SIC Major Groups 16 and 17 (Section 344.022-Manufacturing) from the list of additional permitted uses proposed.

It was seconded by Mr. Sanson. The motion was approved by a seven-to-zero vote.

The next item of business being Case No. ZON-13-07. The applicant is the Franklin County Rural Zoning Commission. The townships are all townships under Franklin County Zoning. And the request is to amend Section 531 of the Franklin County Zoning Resolution to more clearly and adequately address off-street parking, loading and access drives and to amend Section 720 to add definitions as needed in association with the amendments to Section 531.

Mr. Matt Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Text Amendment Case No. ZON-13-07 with the condition the Section 531.011(2) be revised in consultation with the Franklin County Engineer's Office to allow for structural pervious surfaces. It was seconded by Mr. Guyton. The motion was approved by a seven-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Chairperson White made a motion to adjourn the hearing. It was seconded by Ms. Burrus.

The hearing was adjourned at 2:35 o'clock p.m.

Minutes of the December 11, 2013, Franklin County Planning Commission hearing were approved this 15<sup>th</sup> day of January, 2014.

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*Signature*



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

Economic Development & Planning Department  
James Schimmer, Director

## STAFF REPORT

Planning Commission Meeting – January 15, 2014

### Case# 667-V & 667-PP

Prepared by: Matt Brown

<b>Owner/Applicant</b>	Dominion Homes Inc.
<b>Engineer:</b>	Jeff Strung, EMH&T
<b>Subdivision:</b>	Villages at Jefferson Run
<b>Township:</b>	Jefferson Township
<b>Location:</b>	East side of Waggoner Road, south of Havens Corners Road
<b>Acreage:</b>	38.4 acres
<b>Request:</b>	Requesting a Variance from Section 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 165 lot single-family subdivision that will fail to meet minimum street centerline radius and pavement width requirements.

### Proposal

The applicant is requesting preliminary plan approval of the Villages at Jefferson Run subdivision with a variance to the minimum street centerline radius and pavement width requirements. The subdivision will have 165 single-family lots and approximately 4.8-acres of open space with a gross density of 4.3 units per acre. The subdivision will be constructed in five phases with the construction of phase 1 anticipated to begin in the spring of 2014.

### Overview and Analysis

#### *Zoning*

The site was originally rezoned to the Suburban Periphery Residential District (PSRD) in 1998, with a development plan amendment in 2002 and another development plan amendment approved January 25, 2011. The proposed preliminary plan complies with the development plan approved in 2011.

#### *Water and Wastewater Treatment*

Water and wastewater treatment will be provided to the site by the Jefferson Water and Sewer District.

#### *School District*

The site is located in the Licking Heights Local School District

#### *Emergency Services*

The Jefferson Township Fire Department provides fire and emergency medical service to the site and police protection is provided by the Franklin County Sheriff’s Office

### ***Stormwater Management***

Phase 1 of the proposed subdivision will use an existing stormwater basin that was developed in association with the Village at Jefferson Run West subdivision and designed to serve the anticipated development of the current proposed subdivision. This basin is owned and maintained by the Jefferson Run Recreation Association.

Phases 2 to 5 of the proposed subdivision will use a new retention pond to control stormwater. This retention pond will be located in Reserve "B" of Phase 2.

### ***Traffic and Access Management***

Phase 1 of the proposed subdivision will have 2 points of access to Jefferson Run via Snipe View Loop. Lots 13-18 of phase one will be accessed by a private street connecting to Snipe View Loop. Snipe View Loop is proposed with a pavement width of 22 feet and centerline radii's at two curves of 75 feet. The Subdivision Regulations require local curb and gutter street sections to have a pavement width of 25 feet and centerline radii of 175 feet. The applicant has requested variances to the minimum centerline radius and pavement width requirements. The proposed private street servicing lots 13-18 will be 12 feet in width and located in a reserve 20 feet in width. The private street will be owned and maintained by the owners of lots 13-18. The township and county will not be responsible for paving, patching, clearing or plowing of this private street.

Phases 2 to 5 will be accessed by a street network constructed off of a continuation of Jefferson Run from the west and Ring Neck Drive from the south. The subdivision design provides for a connection to the Morrison Farms East subdivision to the east. Streets located in phases 2 to 5 will have pavement widths of 25 feet, as required. A centerline radius of 150 feet is proposed for the curve located at the west end of Bobwhite Drive. The applicant has requested a variance from the 175 foot centerline radius requirement.

Sidewalks 5 feet in width will be provided within the road right-of-way throughout the subdivision and a striped crosswalk will be provided from Phase 1 across Jefferson Run. An existing bike path on the east side of Phase 1 will be relocated in conformance with the approved zoning development plan.

### ***Reserves***

The subdivision includes 4 reserves totaling approximately 4.8-acres. Reserves "A" and "D" are found in Phase 1 and include the land on the outside of Snipe View Loop and the private street. Reserve "B" is located in Phase 2 and includes the new stormwater retention basin. Reserve "C" is located in Phase 3 and will be maintained as open space. Reserves "A" through "C" will be owned and maintained by the Jefferson Run Homeowner's Association and reserve "D" owned and maintained by the owners of lots 13-18

### **Technical Review Agencies**

#### ***Franklin County EDP***

A number of revisions to the preliminary plan were requested during the December 2013 Technical Review Committee meeting. The applicant addressed the requested revisions and any additional items of concern will be identified in Staff's Recommendation.

#### ***Jefferson Township***

No concerns

#### ***Franklin Soil and Water Conservation District***

No concerns

#### ***Franklin County Engineer's Office***

The Engineer's office supports the requested reduction in pavement width to 22 feet and the centerline radius reductions. Support of the pavement width reduction to 22 feet is based on the design of the subdivision with Snipe View Loop being single-loaded, only having homes on one side of the street.

***Franklin County Drainage Engineer's Office***

All stormwater infrastructure must be designed in accordance with the Franklin County Stormwater Drainage Manual and the final Operation and Maintenance Plan must identify the entity responsible for the long-term operation and maintenance of stormwater facilities.

**Staff Recommendation**

**Variance request:**

Staff recommends approval of the proposed variance from Section 502.15 to allow for a pavement width of 22 feet along Snipe View Loop and for centerline radii less than the required 175 feet.

**Preliminary Plan request:**

Staff recommends conditional approval of the preliminary plan to allow the construction of a 265 lot single-family subdivision.

The conditions of approval are as follows:

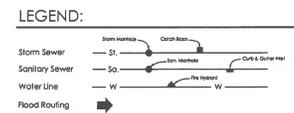
1. The applicant must pay an NPDES Phase II Review fee at the time of filing for construction plan approval.
2. The acreage in reserves must be corrected prior to filing for final plat approval.
3. Reserve "D" must be included on the final plat.
4. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual.
5. Snipe View Loop must be designed with a minimum pavement width of 22 feet.
6. The design of the private street located in Reserve "D" must be approved by the Franklin County Engineer's office at the time of receiving construction plan approval.
7. As required by Section 508.01 of the Franklin County Subdivision Regulations, the applicant must establish a homeowners association prior to the Franklin County Planning Commission signing the final plat.
8. The applicant must apply for and receive Preliminary Plan extensions within 2 years of Preliminary Plan approval unless Final Plats for all phases have been accepted within that timeframe. Two years from the date of Preliminary Plan approval will be January 15, 2016. This condition is required by Section 205.13 of the Franklin County Subdivision Regulations.



RECEIVED

DEC 27 2013

Franklin County Planning Department  
Franklin County, Ohio  
667-VLPP



4: 1/20/13 10:00 AM C:\Users\jgibson\Documents\Projects\131111-Village at Jefferson Run\131111-Village at Jefferson Run.dwg User: jgibson Date: 12/27/2013 3:27 PM

REVISIONS	
DATE	DESCRIPTION
12/27/13	REVISED PER THE TECHNICAL REVIEW MEETING 12/23/13

**EMHT**  
Ernie Machuga, Christopher & Tibon, Inc.  
Engineers • Surveyors • Planners • Scientists  
2800 New Albany Road, Columbus, OH 43264  
Phone: 614.775.6800 Fax: 614.775.3666  
emht.com

**DOMINION HOMES**

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO  
PRELIMINARY PLAN  
FOR  
**VILLAGES AT JEFFERSON RUN**  
PRELIMINARY PLAN

LOCATED IN:  
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY LANDS  
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
DECEMBER 16, 2013	2013-1155
Scale	Sheet
1"=60'	2/8

PRELIMINARY PLAN FOR VILLAGE AT JEFFERSON RUN

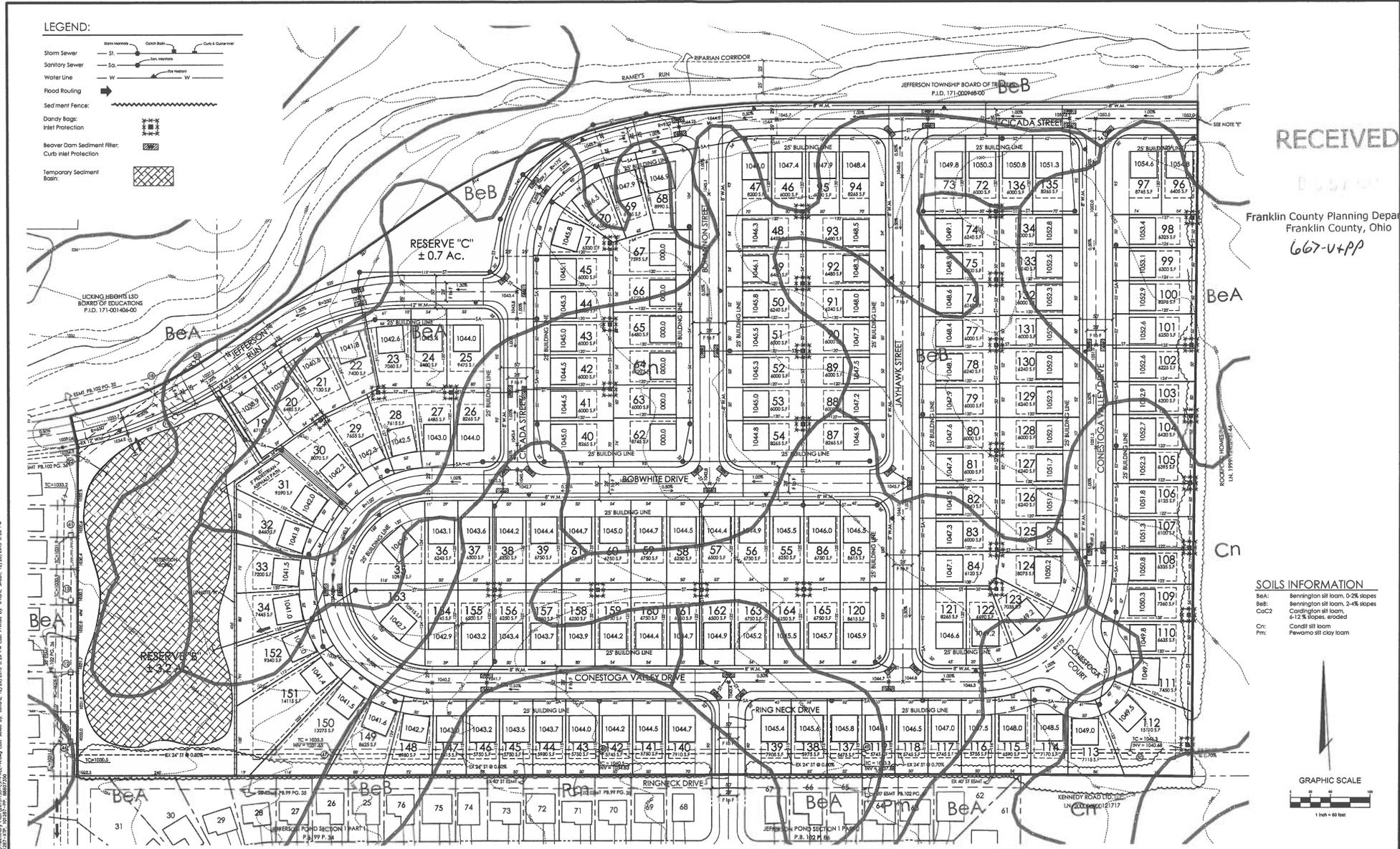
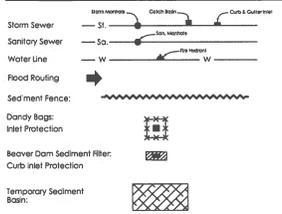








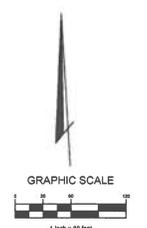
**LEGEND:**



RECEIVED

Franklin County Planning Department  
Franklin County, Ohio  
667-V+PP

**SOILS INFORMATION**  
 BeA: Bennington silt loam, 0-2% slopes  
 BeB: Bennington silt loam, 2-4% slopes  
 CoC2: Conestoga silt loam, 6-12% slopes, eroded  
 Cn: Condit silt loam  
 Fm: Fewanna silt clay loam



A:\2013\10\20\1030\1030.dwg (10/20/13) 3:38 PM Jeff.Planter By: Thomas, 12/20/2013 3:38 PM  
 10/20/13 10:27:35 AM  
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 10/20/13 10:27:35 AM

DATE	DESCRIPTION
10/20/13	PREPARED FOR THE TECHNICAL REVIEW MEETING 10/29/13

**EMHT**  
 Environmental Management & Technology, Inc.  
 4800 New Albany Road, Columbus, OH 43230  
 Phone: 614-776-3322 Fax: 614-776-3323  
 www.emht.com

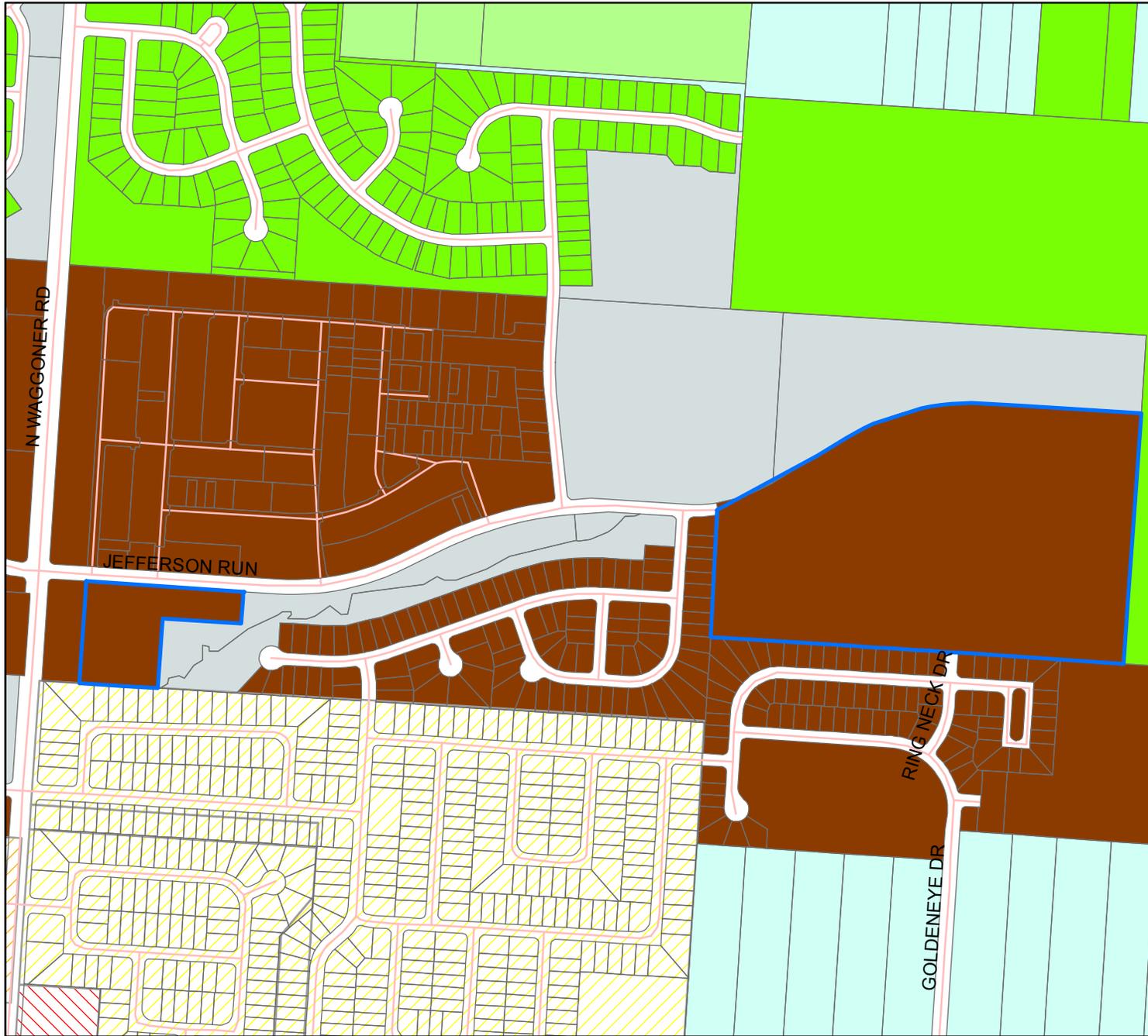
**DOMINION**  
 HOM

JEFFERSON TOWNSHIP, FRANKLIN COUNTY, OHIO  
 PRELIMINARY PLAN FOR  
**VILLAGES AT JEFFERSON RUN**  
 EROSION AND SEDIMENT CONTROL PLAN

LOCATED IN:  
 QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16  
 UNITED STATES MILITARY LANDS  
 TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date	Job No.
DECEMBER 16, 2013	2013-1155
Scale	Sheet
1"=60'	7/8



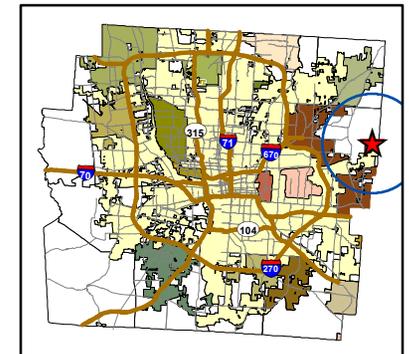


## 667-V & 667-PP

Requesting a Variance from Sections 502.07 and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 165 lot single-family subdivision that will require the construction of a private street and will fail to meet the minimum street centerline radius and pavement width requirements.

38.4 acres  
Jefferson Township

-  Villages of Jefferson Run
-  Parcels
-  Streets
- Columbus Zoning**
-  Residential
-  Multi-family
-  Commercial
- Jefferson Zoning**
-  Countryside Residential
-  Restricted Suburban
-  Planned Suburban Residential
-  Suburban Periphery Residential
-  Government





## 667-V & 667-PP

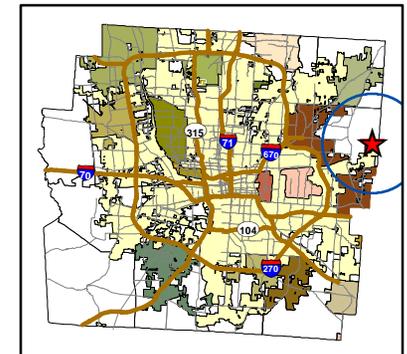
Requesting a Variance from Sections 502.07 and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 165 lot single-family subdivision that will require the construction of a private street and will fail to meet the minimum street centerline radius and pavement width requirements.

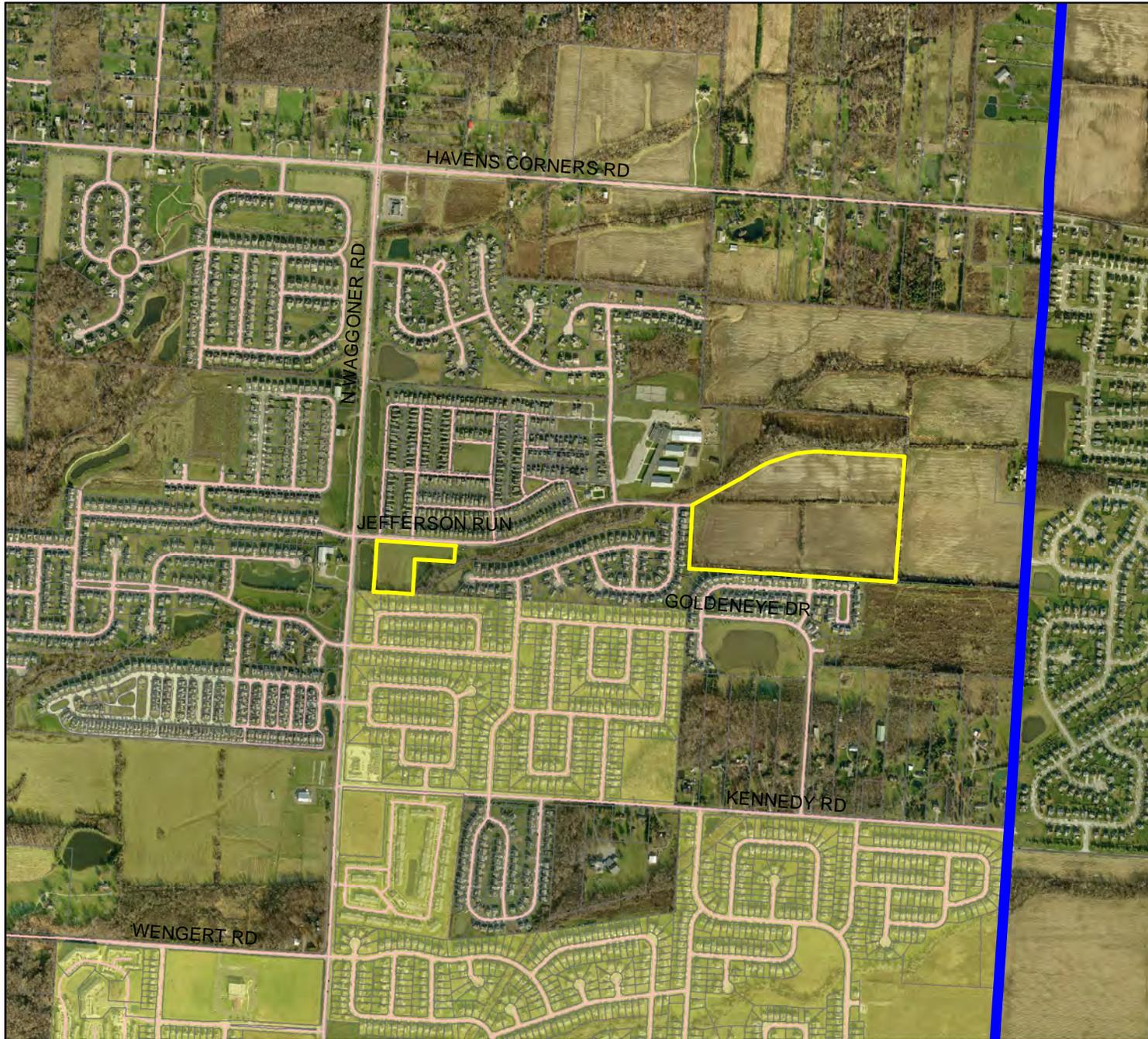
38.4 acres  
Jefferson Township

-  Villages of Jefferson Run
-  Parcels
-  Streets

### Corporate Boundaries

-  Columbus
-  Jefferson





## 667-V & 667-PP

Requesting a Variance from Sections 502.07 and 502.15 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 165 lot single-family subdivision that will require the construction of a private street and will fail to meet the minimum street centerline radius and pavement width requirements.

38.4 acres  
Jefferson Township

Villages of Jefferson Run

County Boundary

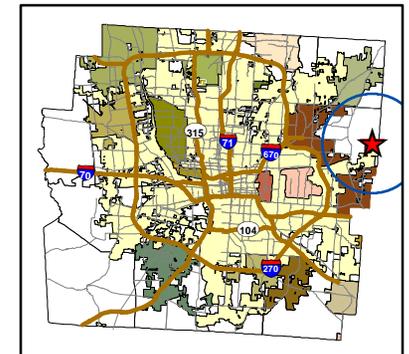
Parcels

Streets

### Corporate Boundaries

Columbus

Jefferson



## Hray, David A.

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**From:** Scott Zdroik <szdroik@scioto.com>  
**Sent:** Tuesday, January 07, 2014 4:35 PM  
**To:** Hray, David A.  
**Cc:** cmccroskey@jeffersontownship.org; lcoupland@jeffersontownship.org; John Cochrane (john@berardipartners.com) (john@berardipartners.com)  
**Subject:** RE: 5400 Clark State Road - NeuroRestorative

Anthony,

Thanks for getting us the information below. As I stated on the phone this morning, I will be at the Auditor's office in the morning to combine the two parcels. Once that is completed Myers Surveying will complete a new survey so we can comply with the new site plan requirements. After speaking with the surveying company this morning, this will not be completed by the January 21<sup>st</sup> submittal deadline. The weather is the largest issue for us right now.

At this time on behalf of Scioto Properties, SP-16 LLC, the applicant, I am requesting we table our submission until the February 2014 submission deadline. At that time the new survey should be completed and the questions below will be answered in their entirety.

Lastly, can you please provide me the date February date in which these items will need to be answered/submitted by?

Thank you for your assistance in our application. If there are any questions for us please feel free to contact me.

Thank you,  
Scott Zdroik

**Scott Zdroik**  
**Maintenance & Construction Coordinator**



Housing for people with disabilities

Scioto  
5940 Wilcox Place, Suite A  
Dublin, OH 43016  
614.889.5191  
614.889.5202 fax  
[www.scioto.com](http://www.scioto.com)

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**From:** Hray, David A. [<mailto:dahray@franklincountyohio.gov>]  
**Sent:** Tuesday, January 07, 2014 12:26 PM  
**To:** Scott Zdroik  
**Cc:** [cmccroskey@jeffersontownship.org](mailto:cmccroskey@jeffersontownship.org); [lcoupland@jeffersontownship.org](mailto:lcoupland@jeffersontownship.org)  
**Subject:** 5400 Clark State Road - NeuroRestorative

Scott-

Thanks again for speaking with me this morning. As I mentioned, we need a written request this afternoon to table the pending rezoning case that is currently set to go before the Franklin County Planning Commission on January 15<sup>th</sup>, 2014. The next Planning Commission Meeting is scheduled for February 12, 2014 at 1:30 p.m. Applicants have the option to

table until a date certain not to exceed 6 months. Please reply to this email confirming the date in which you request to table.

Also as I mentioned earlier, materials to be considered at the January 28<sup>th</sup> Tech Review Meeting must be submitted no later than noon on Tuesday, January 21<sup>st</sup>.

Ideally the development plan (site map and supplemental text) should include all information identified in the Exceptional Use (EU) Zoning District Regulations – Section 740 of the Jefferson Township Zoning Resolution (see attached) and include the following:

- Provisions for water and sanitary sewer services – public vs. private?
  - Confirmation from the Jefferson Water and Sewer District is needed if available
- Elevation sketch of proposed building/s – what will the exterior look like?
- Access (all points of ingress/egress) drives
- Parking areas – paved vs. unpaved
- Screening – landscaping vs. fencing
- Site lighting
- Commercial vehicle/visitor/employee parking
- Hours of operation – 24/7 care facility?
  - Visitor hours?
- Solid waste management – will the facility require the use of a dumpster?
  - If so, where is it to be located?
  - Frequency of collection?
  - Screening?
- Delivery traffic of goods to supply the facility?
- Staffing levels - # of employees?
- Signage?
- Security measures?
- Typical length of stay of individuals needing services?

These were a majority of the questions that were raised at the Tech Review meeting. Having this information would allow us to provide more accurate information to the Planning Commission members and the community.

If you have any questions about what should be included in the development plan and text, please feel free to contact me.

Thanks again for your cooperation.

Sincerely,

**D. Anthony Hray**  
Planner

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