

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, March 9, 2016
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the February 10, 2016 meeting
5. New Business:

i. BLEN-16-01 – Matt Brown - *Requesting to table until April 13, 2016*

Applicant:	Blendon Township Zoning Commission
Township:	Blendon Township
Request:	Requesting to amend the Blendon Township Zoning Resolution

ii. ZON-16-01 – Matt Brown - *Requesting to table until April 13, 2016*

Applicant/Owner:	William McQuirt
Township:	Hamilton Township
Site:	4635 Obetz Reese (150-000117)
Acreage:	3.64 acres
Zoning:	SCPD
Request:	Requesting to amend an existing Select Commercial Planned District (SCPD)

6. Adjournment of meeting to April 13, 2016



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, February 10, 2016

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, February 10, 2016.

Present were:

Tim Guyton, Vice President
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Debbie Johnson
Annie Ryznar
Jason Sanson
Kevin Wheeler

Franklin County Economic Development and Planning Department:
Jenny Snapp, Assistant Director, Planning
Matt Brown, Planning Administrator

Chairperson Guyton opened the hearing.

The first order of business being the roll call of members, the introduction of staff, and the swearing in of witnesses.

The next order of business was the approval of the minutes from the January 13, 2016, meeting. Ms. Burrus made a correction to the spelling of her first name. Mr. Wheeler made a motion to approve the minutes of the January 13, 2016, meeting minutes with the correction to the spelling is Ms. Burrus' first name to Roxyanne. The motion was seconded by Ms. Johnson. The motion was approved by a vote of eight-to-zero.

NEW BUSINESS:

The next item of business being Case No. 673-A. The Applicants are Michael and Jo Ann Carpenter. The township is Jefferson Township. The location is 6001 Clark State Road. It is 2.88 acres and is served by private water and wastewater. The applicant is appealing Staff's application of the Franklin County Subdivision Regulations to a proposed adjustment of lot lines between two adjoining parcels of land.

Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case No. 673-A. It was seconded by Ms. Johnson. The motion was denied by a seven-to-one vote.

The next item of business being Case No. 674-V. The Applicants are Michael and Jo Ann Carpenter. The township is Jefferson Township. The location is 6001 Clark State Road. It is 2.88 acres and is served by private water and wastewater. The request is for a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in a parcel that exceeds the maximum depth-to-width ratio. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 674-V with Staff's conditions. It was seconded by Mr. Wheeler. The motion was approved by an eight-to-zero vote.

The next item of business was approval of the Finding of Facts. Mr. Chaney made a motion that the six standards listed under Section 701.07 have been met. The motion was seconded by Ms. Johnson. The motion was approved by a vote of eight-to-zero.

The next item of business being Case No. ZON-15-04. The Applicant is George Brobst, Jr. The owner is The Old Blue Rooster, LLC. The township is Madison Township. It is located at 5952 London-Lancaster Road. It is 13.45 acres in size, zoned Rural, and is served by private water and wastewater. The request is to rezone two parcels from the Rural District to the Select Commercial Planned District (SCPD). Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. ZON-15-04 with Staff's 14 conditions. It was seconded by Mr. Sanson. The motion was approved by an eight-to-zero vote.

The next item of business was a presentation by Mr. Nick Gill from the Mid-Ohio Regional Planning Commission.

There being no further business coming before the Franklin County Planning Commission, Ms. Johnson made a motion to adjourn the hearing. It was seconded by Mr. Blechschmidt. By unanimous vote, the hearing was adjourned at 3:07 p.m.

Minutes of the February 10, 2016, Franklin County Planning Commission hearing were approved this 9th day of March, 2016.

Signature

From: Bryan Rhoads <brhoads@blendontwp.org>
Sent: Wednesday, February 24, 2016 11:16 AM
To: Brown, Matthew
Subject: RE: Text Amendment

Hi Matt,

Our commission will hold our hearing then table the hearing to a date after your April 13th meeting so we have some extra time to review your recommendations. Please table until April 13th. Thanks!

Bryan E. Rhoads, MPA
Township Administrator
Blendon Township
Franklin County, Ohio
614-839-2013
bryan.rhoads@blendontwp.org
www.blendontwp.org

From: Brown, Matthew [<mailto:mybrown@franklincountyohio.gov>]
Sent: Tuesday, February 23, 2016 4:10 PM
To: Bryan Rhoads <brhoads@blendontwp.org>
Subject: Text Amendment

Bryan,

Attached is a scanned copy of the Township text amendment with my notes. As indicated at Tech Review, I think the best thing to do would be have the amendment tabled at the March County Planning Commission and Township Zoning Commission meeting to be heard at the April hearings. This would allow time for you and I to go through my questions and comments before presenting to these Commissions.

If the Township Zoning Commission will be okay with tabling, please send me a request to table the case at the Planning Commission meeting to be considered at the April 13th Planning Commission meeting. If you do not think that the Zoning Commission is open to tabling the request, I will put together the Planning Commission staff report as best I can with the text amendment as submitted. Thanks!

Matt Brown
Planning Administrator

Franklin County
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-5647
Fax: 614-525-7155
<http://development.franklincountyohio.gov/>

From: Jack Reynolds <JReynolds@smithandhale.com>
Sent: Friday, February 26, 2016 4:46 PM
To: Brown, Matthew
Subject: FW: case # - Zon - 16 - 01(4635 Obetz - Reese Road)

From: Jack Reynolds
Sent: Friday, February 26, 2016 3:06 PM
To: 'Brown, Matthew' <mybrown@franklincountyohio.gov>
Subject: case # - Zon - 16 - 01(4635 Obetz - Reese Road)

Mr. Brown I am requesting on behalf of my client a postponement of the above rezoning application until the April 13, 2016 [Franklin County Planning](#) Commission hearing date. Thank you for your consideration of my client's request. If you have any questions please contact me.

Jack Reynolds
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215
(614) 221-4255

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