

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, October 9, 2013
1:30 pm

- 1. Call roll for board members**
- 2. Introduction of staff**
- 3. Swearing in of witnesses**
- 4. Approval of minutes from the September 11, 2013 meeting**
- 5. New Business:**

A. 567-R – Matt Brown

Owner/Agent:	Fischer Homes, Scott Guerard
Engineer/Surveyor:	Jeffrey A. Miller, PS
Township:	Jefferson Township
Site:	5287 Stratshire Court, 5302 Stratshire Court, 575 Venetian Way
PIDs:	170-002905, 170-002909, 170-002914
Acreage:	0.186, 0.223, 0.205-acres
Zoning:	Planned Suburban Residential District
Utilities:	Central water and wastewater
Request:	Requesting preliminary plan and final plat approval to replat the building setback lines on three lots in the Stratshire Meadows subdivision.

- 6. Adjournment of November 13, 2013**



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, September 11, 2013

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

Present were

Vince Papsidero, Vice Chairperson
Roxyanne Burrus
Chet Chaney
Tim Guyton
Ashley Hoye
Sharon Keels
Jason Sanson
Marty Wicks

Franklin County Economic Development and Planning Department:

Matt Brown, Planner
Anthony Hray, Planner

Vice Chairperson Papsidero opened the hearing.

The first order of business being approval of the minutes of the August 14, 2013, meeting. Mr. Chaney made a motion to approve the minutes. It was seconded by Ms. Burrus. The motion passed by vote of 5 yeases with one abstention by Mr. Guyton.

Ms. Keels and Mr. Wicks joined the hearing in process.

NEW BUSINESS:

The next order of business being Case No. ZON-13-04. The applicant is Mark Snyder, Snyder Masonry Supplies. The township is Franklin Township. The location is 3180 Valleyview Drive. It is 6.0 acres. And the request is for approval of an amendment to an existing Planned Industrial Park District.

Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. ZON-13-04 with the following Staff conditions:

1. The applicant shall apply for and receive an approved Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall obtain all required permits and inspections from the Franklin Township Building Department, Franklin Township Fire Department, and City of Columbus Public Utilities Department prior to beginning construction and/or occupying the site.

3. The applicant shall install fencing, to the height of the existing dumpster, on at least three sides, to provide adequate screening and to prevent trash or debris from blowing onto adjacent properties.
4. The applicant shall install all landscaping and screening as required under rezoning case ZON-13-01.
5. The applicant shall consult with the Franklin Soil and Water Conservation District, Franklin County Engineer's Office, and Franklin Township Building Department on the design and installation of the above ground cistern and roof drainage system. The cistern shall be located to the side or rear of the building addition and shall be screened so that it is not visible from the public right-of-way. The development plan must be updated to include the location of the above ground cistern prior to the issuance of a Certificate of Zoning Compliance.

It was seconded by Mr. Guyton. The motion was approved by an eight-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Vice Chairperson Papsidero adjourned the hearing.

The hearing was adjourned at 1:53 p.m.

Minutes of the September 11, 2013, Franklin County Planning Commission hearing were approved this 9th day of October, 2013.

Signature

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
October 9, 2013

Case 567-R

Prepared by: Matt Brown

Owner/Agent:	SMNine LLC and Fischer Homes, Scott Guerard
Engineer/Surveyor:	Jeffrey A. Miller, PS
Township:	Jefferson Township
Site:	5287 Stratshire Court, 5302 Stratshire Court, 575 Venetian Way
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Zoning:	Planned Suburban Residential District
Utilities:	Central water and wastewater
Request:	Requesting preliminary plan and final plat approval to replat the building setback lines on three lots in the Stratshire Meadows subdivision.

Summary

The request is to replat the building setback lines on three lots in the Stratshire Meadows subdivision. The request meets the requirements of the Franklin County Subdivision Regulations. Staff recommends ***approval.***

Proposal

The property owners of three lots in the Stratshire Meadows subdivision, platted in 2000, desire to reduce the platted building setback line on lots 18, 22 and 27. The three lots are currently vacant and the owners are seeking the replat to facilitate development of the lots with single-family homes.

The submitted application includes a preliminary plan and final plat as required by the Franklin County Subdivision Regulations to change a recorded plat.

The Franklin County Subdivision Regulations allows for a combined meeting to consider both a preliminary plan and final plat if the proposal:

1. Meets preliminary plan and final plat submission requirements;
2. Front, abut and access an existing public street;
3. Need no variance, appeal or issue resolved;
4. Involve no subdivision of platted land;
5. Require no improvements or sureties; and
6. Conform to recommendations, requests and requirements of the Technical Review Group.

The requested replat meets the above criteria for a combined meeting.

Overview and Analysis

The original subdivision addressed water and wastewater treatment, emergency services, stormwater management and traffic requirements. The requested replat will have no impact on these topic areas. The site is zoned in the Planned Suburban Residential District under Jefferson Township Zoning and conforms to the approved zoning.

The technical review agencies indicated no concerns with the proposed replat.

Injuriously Affected

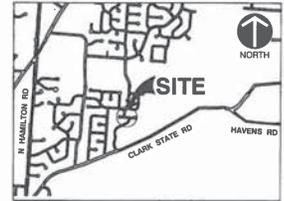
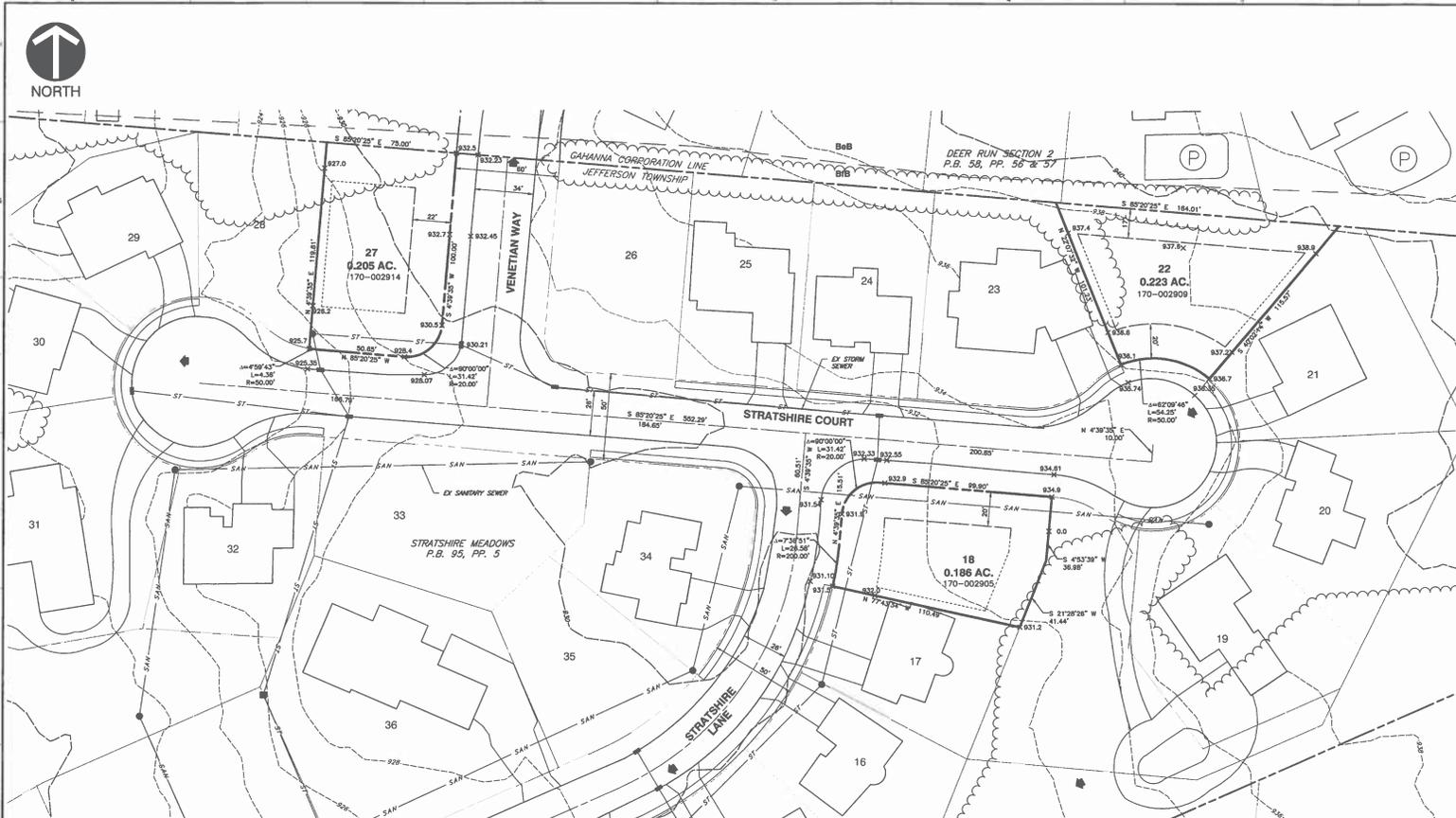
Prior to acting on the preliminary plan, the Franklin County Planning Commission must determine if any property owners in the current subdivision would be injuriously affected by changing the recorded plat. Property owners may be deemed injuriously affected if any of the following conditions would create adverse circumstances directly related to a lot or set of lots as a result of the proposed change to the subdivision plat:

1. The lot size or configuration of one or more lots in the subdivision would be altered by a change in an existing street or right-of-way alignment;
2. The lot size or configuration of one or more lots in the subdivision would be altered because a new street or right-of-way is to be dedicated within the previously recorded plat;
3. Lots created by an amendment or resubdivision of the plat would be smaller than any other lot in the same platted subdivision;
4. The fair market value of any lot would decrease. Evidence of diminution in value from a certified appraiser or other credible source may be required;
5. A lot would be adversely impacted by a change in storm drainage runoff, a change in the water supply or water flow, the existence of health or safety risks, or any circumstance which would prohibit or unreasonably limit the ability of the property owner to use the lot for its intended purpose;
6. The size, location or configuration of any lot would violate or not conform to restrictions or regulations applicable to such lot without first having obtained a variance or other appropriate relief.

Based on the above, staff does not believe that any property owners in the current subdivision will be injuriously affected by the proposed replat. Staff recommends that the Franklin County Planning Commission determines that no property owners will be injuriously affected by the proposed replat.

Staff Recommendation

Upon a finding that no property owners are determined to be injuriously affected by the proposed replat, Staff recommends approval of the preliminary plan and final plat to replat the building setback lines on lots 18, 22 and 27 of the Stratshire Meadows subdivision.



VICINITY MAP
SCALE IN FEET
0 2000 4000

LEGEND

- PROPOSED BUILDING SETBACK
- X- PROPOSED SPOT ELEVATION
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING BUILDING SETBACK
- EXISTING SIDEWALK
- ST EXISTING STORM SEWER
- SAN EXISTING SANITARY SEWER
- EXISTING ROAD
- EXISTING TIE-LINE
- 940 EXISTING INDEX CONTOUR
- 250 EXISTING INTERMEDIATE CONTOUR
- EXISTING CURB INLET
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- MAJOR FLOOD ROUTING PATH
- SOL BOUNDARY
- SOL TYPE

SOILS LEGEND

- BeB BENNINGTON SILT LOAM, 2% TO 6% SLOPES
- BtB BENNINGTON-URBAN LAND COMPLEX, 2% TO 6% SLOPES

SITE DATA

TAX DISTRICT: JEFFERSON TOWNSHIP
SCHOOL DISTRICT: GAHANNA JEFFERSON CSD
ZONING: PLANNED SUBURBAN RESIDENTIAL

RECEIVED

SEP 27 2013

Franklin County Planning Department
Franklin County, Ohio
567-R



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
Ph: 614.540.8633 - 888.898.8808 - Fax: 614.540.8638
www.cecinc.com

**THE FISCHER GROUP
STRATSHIRE MEADOWS
JEFFERSON TOWNSHIP
FRANKLIN COUNTY, OHIO**

DRAWN BY: TLM CHECKED BY: TLF APPROVED BY: CCLL
DATE: SEPTEMBER 2013 DWS SCALE: 1"=30' PROJECT NO: 132-206

PRELIMINARY PLAN

DRAWING NO:
1
SHEET 1 OF 1

SCALE IN FEET
0 30 60 * HAND SIGNATURE ON FILE

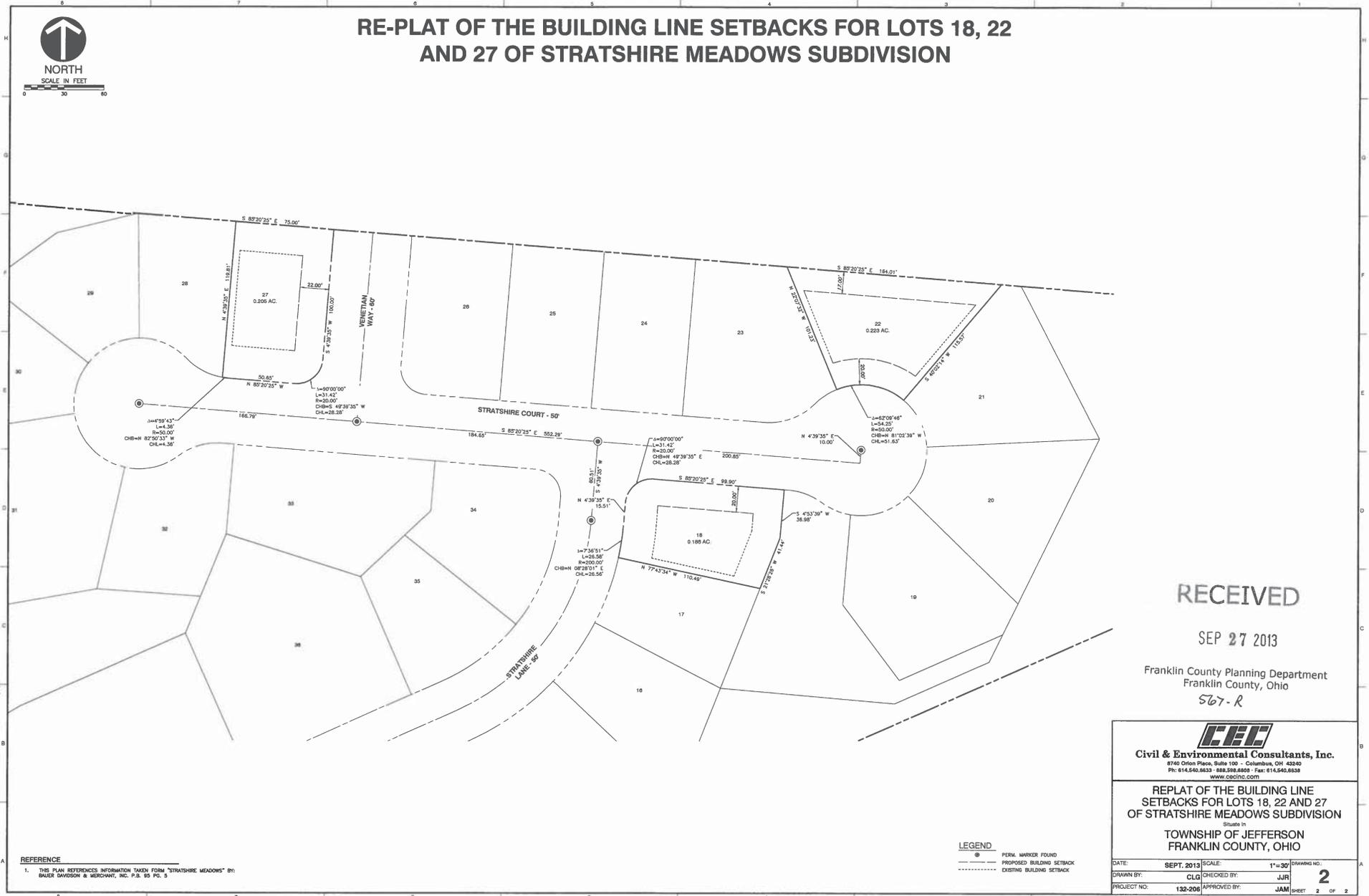
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NORTH

SCALE IN FEET
0 30 60

RE-PLAT OF THE BUILDING LINE SETBACKS FOR LOTS 18, 22 AND 27 OF STRATSHIRE MEADOWS SUBDIVISION



RECEIVED

SEP 27 2013

Franklin County Planning Department
Franklin County, Ohio
567-R



Civil & Environmental Consultants, Inc.
8740 Orion Place, Suite 100 - Columbus, OH 43240
Ph: 614.540.8633 - 888.298.8808 - Fax: 614.540.8638
WWW.CECINC.COM

REPLAT OF THE BUILDING LINE
SETBACKS FOR LOTS 18, 22 AND 27
OF STRATSHIRE MEADOWS SUBDIVISION

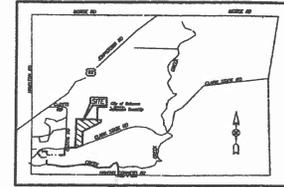
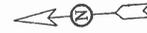
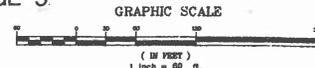
TOWNSHIP OF JEFFERSON
FRANKLIN COUNTY, OHIO

LEGEND
● PERM. MARKER FOUND
- - - PROPOSED BUILDING SETBACK
- - - - - EXISTING BUILDING SETBACK

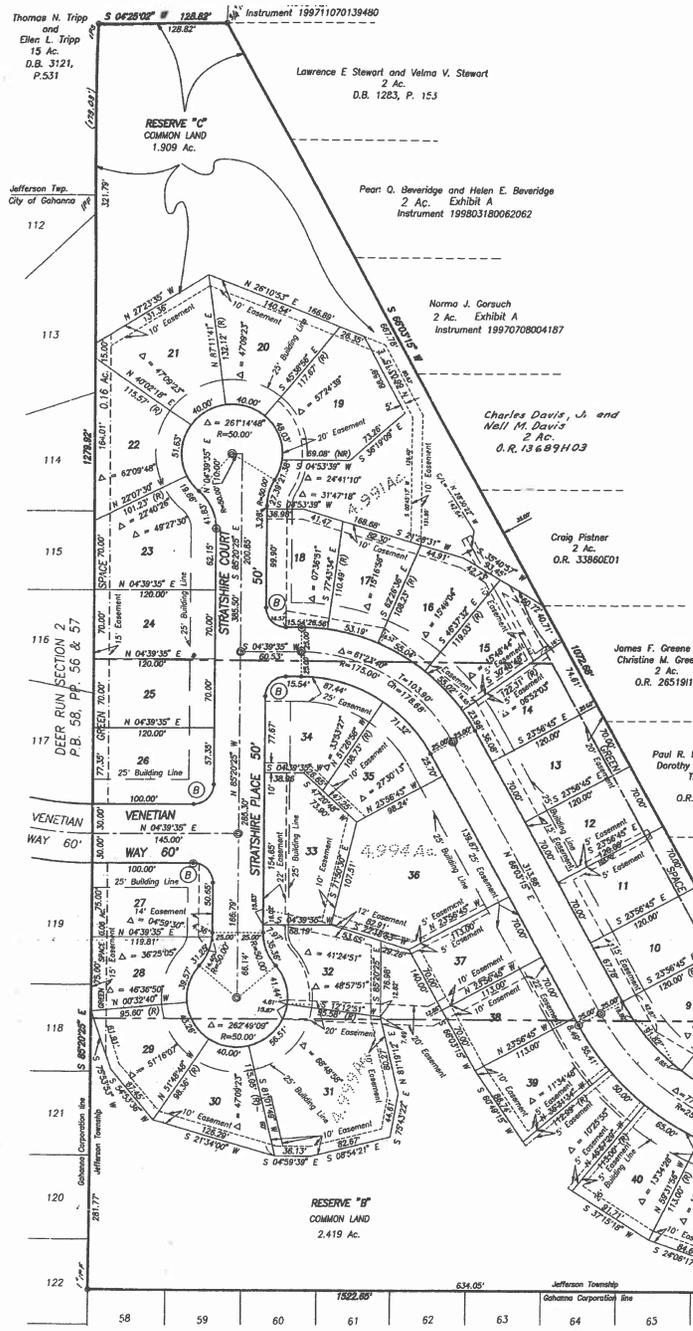
REFERENCE
1. THIS PLAN REFERENCES INFORMATION TAKEN FROM "STRATSHIRE MEADOWS" BY:
BAUER DAVIDSON & MERCHANT, INC., P.B. 95 PG. 5

DATE: SEPT, 2013 SCALE: 1"=30' DRAWING NO.:
DRAWN BY: CLG CHECKED BY: JJR 2
PROJECT NO: 132-206 APPROVED BY: JAM SHEET 2 OF 2

STRATSHIRE MEADOWS



LOCATION MAP NO SCALE



Situated in the State of Ohio, County of Franklin, Township of Jefferson, being in Section 2, Township 1, Range 16, United States Military Lands, containing 19.714 acres of land, more or less (according to a survey conducted by Bauer, Davidson & Merchant, Inc., in December of 1993), 4.994 acres of said 19.714 acres being all of said 4.994 acres of land referred to as PARCEL 1 and described in the deed to The Stonehenge Company, of record in Instrument No. 19991101027517, 4.730 acres of said 19.714 acres being all of the 4.730 acres of land referred to as PARCEL 2 and described in the deed to The Stonehenge Company, of record in Instrument No. 19991101027517, 4.991 acres of said 19.714 acres being all of said 4.991 acres of land described in the deed to The Stonehenge Company, of record in Instrument No. 19991101027518 and 4.999 acres of said 19.714 acres being all of the 4.999 acres of land described in the deed to The Stonehenge Company, of record in Instrument No. 19991101027519, all being of record in the County of Ohio, Franklin County, Ohio.

The undersigned, THE STONEHENGE COMPANY, by MD M. DOLIN, President, does hereby state that the plat correctly represents the STRATSHIRE MEADOWS, a subdivision of Lots numbered 1 to 40, both numbers inclusive, Reserves "A", "B", "C" and "D" and common land, and does hereby accept this plat of same and declares to public use, as such, all or parts of COURT, LANE, PLACE, ROAD and WALK herein shown, and set hereinafter dedicated.

In consideration of agreement of this plat, the undersigned understands and agrees to fulfill obligations and responsibilities reflected in the subdivision's agreement and the subdivision regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivision has complied with the subdivision's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within these areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage system and/or other storm water drainage water and drainage facilities. No above ground structures, signs or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer.

Prior to issuance of building, zoning and health permits for development of these lots, iron pins shall be set at lot corners as directed by building, zoning or health authorities.

In Witness Whereof, MD M. DOLIN, President of THE STONEHENGE COMPANY has hereunto set his hand this 30th day of March, 2000.

Signed and acknowledged: MD M. DOLIN, President of THE STONEHENGE COMPANY.

Witness: JAMES G. HOLTZ, Notary Public in and for the State of Ohio, My Commission Expires: Nov. 3, 2001.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 30th day of March, 2000.

My Commission Expires: Nov. 3, 2001.

Approved this 1st day of June, 2000.

Approved this 5th day of June, 2000.

Approved this 30th day of May, 2000.

Approved this 27th day of June, 2000, by Ordinance No. 66-5-00 wherein the COURT, LANE, PLACE, ROAD and WALK herein dedicated to public use are hereby accepted as such by the Commissioners for the County of Franklin, Ohio.

Approved this 10th day of July, 2000.

Filed for record this 10th day of July, 2000, at 12:17 P.M. Fee \$ 43.20

Recorded This 10th Day of July, 2000.

Plat Book 95 Page 5.

NOTE "A" - FLOOD NOTE: The 19.714 acre tract of land shown herein is located in Zone X (area determined to be outside the 500-year Floodplain) as shown on the Flood Insurance Rate Map for Franklin County, Ohio, Map Number 39049C01800, Effective Date August 2, 1995.

NOTE "B" - RESERVES "A", "B", "C" and "D": At the time of plating, Reserves "A", "B", "C" and "D" as designated and delineated herein, are intended to be used for landscaping purposes. Reserves "A", "B", "C" and "D" will be owned and maintained by a Homeowners Association comprised of the owners of fee simple titles to the lots in the Stratshire Meadows subdivision.

NOTE "C" - NO VEHICULAR ACCESS - CLARK STATE ROAD (Northwesterly side only): Within the limits shown and specified herein, The Stonehenge Company hereby waives and releases all right or rights of direct vehicular access or egress thereof to the present road improvement known as Clark State Road as constructed or to the ultimate road improvement to be constructed in the future and the acquisition of the plat shall not constitute an approval by the County of Franklin, Ohio, in the elimination of any direct vehicular access to said road either for present or future construction.

TRANSFERRED

JUL 10 2000

FRANKLIN COUNTY, OHIO

RECEIVED

SEP 17 2003

Franklin County Planning Department
Franklin County, Ohio

567-R
Original Plat

SURVEYORS CERTIFICATE

We do hereby state that we have surveyed the above premises and prepared the attached plat. The field surveys on which this plat is based were conducted from time to time during the period beginning in December of 1998 and ending through October of 1999.

All dimensions are shown in feet and decimal parts thereof. Dimensions shown along curved lines are chord measurements.

The following symbol, unless otherwise noted, indicates a 3/4-inch (I.D.) iron pipe 20' long survey marker with a plastic plug set in the top and bearing the initials BDM to be set.

Permanent survey markers, to be set upon completion of construction necessary to the improvements of the subject premises, are indicated by the following symbol:

Permanent survey markers are to be set in solid iron pins, one inch in diameter and thirty inches long.

Survey Markers noted as set, were set by Bauer, Davidson & Merchant, Inc.

The bearings shown on this plat correspond to the bearing N 82°20'25" W, as given for a southerly boundary line of Deer Run Section 2, of record in Plat Book 95, Pages 56 and 57, Recorder's Office, Franklin County, Ohio.



A Δ = 13'47.00"
R = 270.00"
T = 32.64"
Cb = 84.80"

B Δ = 97.00'00"
R = 20.00"
T = 0.00"
Cb = 28.28"

LEGEND:
IPF = Iron pipe found
IPS = Iron pipe set
RRS = Railroad Spike found
RRS = Railroad Spike set

1" diameter and 30" long solid iron pins were set at all corners (P.C.'s, P.T.'s and survey centerline intersections on June 30th, 2000.

BAUER, DAVIDSON & MERCHANT, INC.
Consulting Engineers
285 Green Meadows Drive E.
P.O. Box 970
Fowall, Ohio 43085
(614) 846-3398

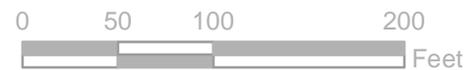
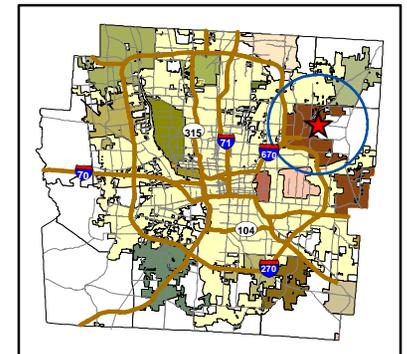


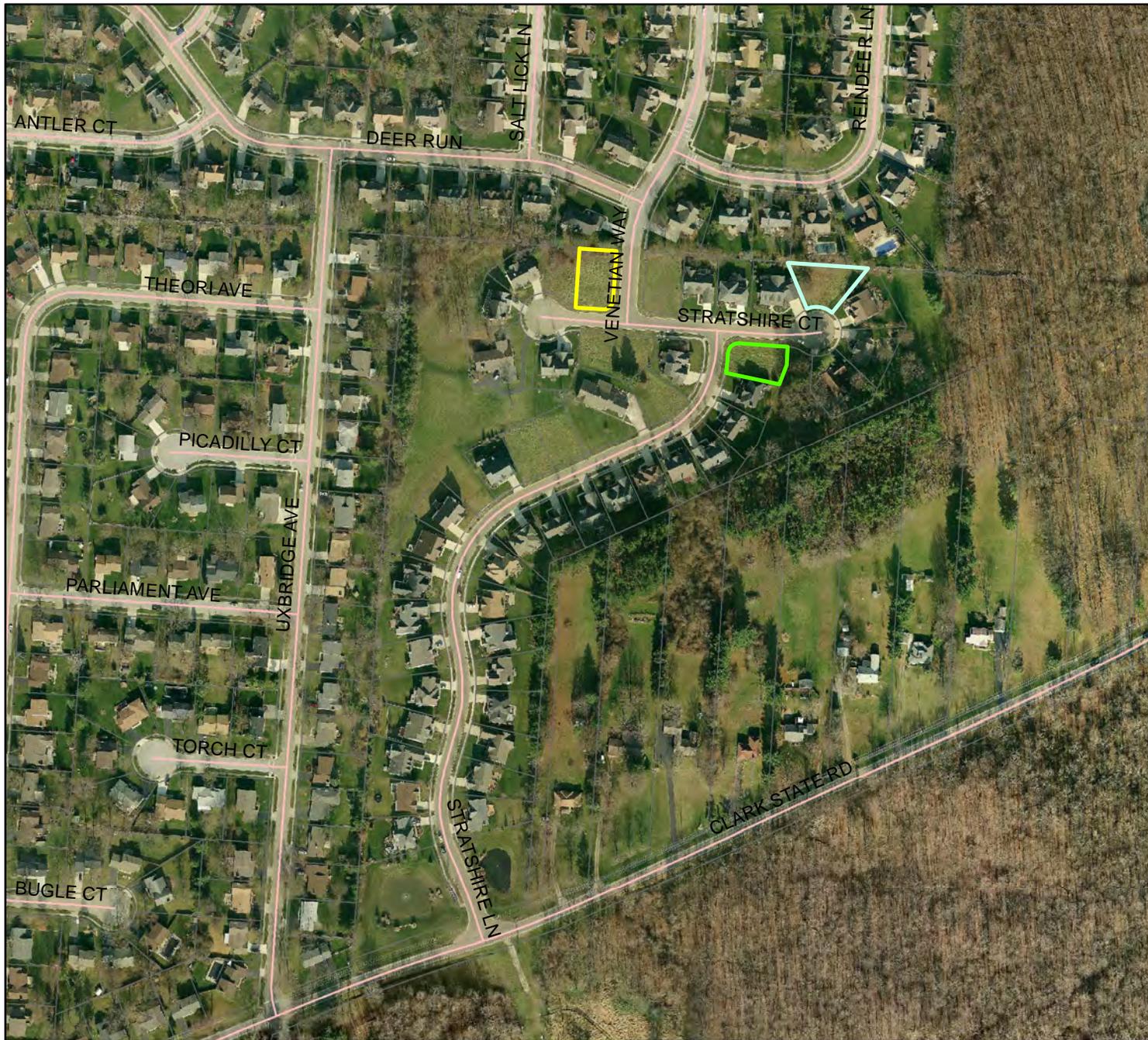
567-R

Requesting preliminary plan and final plat approval to replat the building setback lines on three lots in the Stratshire Meadows subdivision.

Jefferson Township

-  Proposed building lines
-  Lot #8
-  Lot #22
-  Lot #27
-  Parcels
-  Streets





567-R

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