



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Planning Commission

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

Wednesday, October 8, 2014

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the August 13, 2014 meeting
5. New Business:

A. JACK-14-01 – Anthony Hray

Applicant:	Jackson Township Zoning Commission
Township:	Jackson Township
Request:	To amend Chapters 102.02 and 206 of the Jackson Township Zoning Resolution to redefine the term “lot coverage” and increase the allowable lot coverage affecting the Agricultural, Conservation, and Open Space (ACOS) District, Rural Residential (R) District, and Semi-Rural Residential (SR) District.

B. JACK-14-02 – Anthony Hray – *Requesting to Withdraw*

Applicant/Owner:	Deborah J. Guzzo
Township:	Jackson Township
Site:	1690 and 1700 Dyer Road (PID #160-000860 and 160-000861)
Acreage:	+/- 8-acres
Zoning:	Semi-Rural Residential (SR) District
Utilities:	On-site water and wastewater
Request:	Requesting to rezone from the Semi-Rural Residential (SR) District to the Exceptional Use (EU) District.

6. Adjournment of Meeting to November 12, 2014



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, August 13, 2014

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, August 13, 2014.

Present were:

Nancy White, Chairperson
Vince Papsidero, Vice Chairperson
Roxyanne Burrus
Chet Chaney
Tim Guyton
Ashley Hoye
Bart Logan
Lauren Rummel
Jason Sanson

Franklin County Economic Development and Planning Department:
Jenny Snapp, Assistant Director
Anthony Hray, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes from the July 9, 2014, meeting. Mr. Papsidero made a motion to approve the minutes. It was seconded by Mr. Chaney. The motion passed by a vote of eight yeases and one abstention.

NEW BUSINESS:

The next order of business being Case No. 641-FP(a). The applicant and owner is Rockford Homes, Inc. and the agent is Matthew Kirk, EMH&T. The location is 3134 Waggoner Road in Jefferson Township. The request is for Final Plat approval to allow the creation of 37 single-family lots and 2 reserves with 4.299 acres of open space.

Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 641-FP(a). It was seconded by Mr. Sanson. The motion was approved by a nine-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Chairperson White adjourned the meeting. The hearing was adjourned at 1:44 p.m.

Minutes of the August 13, 2014, Franklin County Planning Commission hearing were approved this 8th day of October, 2014.

Signature



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

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-14-01

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	9/23/14
Planning Commission	10/8/14
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 Chapters 102.02 and 206 of the Jackson Township Zoning Resolution to redefine the term "lot coverage" and increase the allowable lot coverage affecting the Agricultural, Conservation, and Open Space (ACOS) District, Rural Residential (R) District, and Semi-Rural Residential (SR) District.	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

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

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STAFF REPORT

Planning Commission
October 8, 2014

Case JACK-14-01

Prepared by: Anthony Hray

Applicant:	Jackson Township Zoning Commission
Township:	Jackson Township
Request:	To amend Chapters 102.02 and 206 of the Jackson Township Zoning Resolution to redefine the term “lot coverage” and increase the allowable lot coverage affecting the Agricultural, Conservation, and Open Space (ACOS) District, Rural Residential (R) District, and Semi-Rural Residential (SR) District.

Summary

The applicant is seeking an amendment to the Jackson Township Zoning Resolution to redefine the term “lot coverage” and increase the maximum lot coverage permitted in the Agricultural, Conservation, and Open Space (ACOS) District, Rural Residential (R) District, and Semi-Rural Residential (SR) District. The amendment is intended to more clearly define what is included in the calculation of lot coverage and to allow a more appropriate lot coverage threshold in districts intended for low-density residential development. Staff recommends *approval*.

Regulation summary

Chapter 102.02 currently defines “lot coverage” as:

The portion of the lot that is covered by buildings and structures, and excluding other impervious surfaces

The definition will be amended to read:

The portion of the lot that is improved and covered by buildings and structures, excluding access drives

Chapter 206 provides a table indicating the lot coverage and dimensional standards for all zoning districts. This section currently applies a maximum lot coverage of 10 percent in the Agricultural, Conservation, and Open Space (ACOS) and Rural Districts, and of 15 percent in the Semi-Rural Residential (SR) District. The proposed amendment will increase the lot coverage maximum to 20 percent for all three (3) districts. The Jackson Township Board of Zoning Appeals has recently heard several difficult cases related to the current lot coverage limitations in these districts; primarily for lots that are non-conforming with respect to the minimum lot size requirements. The proposed amendment is in response to this issue.

Staff Analysis

The proposed amendment addresses ambiguity in the current definition of lot coverage and will reduce the number of variances necessary on lots that do not conform to the respective zoning district standards in regard to lot size. Furthermore, the amendment more accurately reflects the current needs of the community and is consistent with present zoning and planning principles.

Staff Recommendation

Staff recommends *approval* of the proposed text amendments.

PROPOSED TEXT AMENDMENT - JACKSON TOWNSHIP

Purpose: to clarify what is meant by the term “lot coverage”, proposed text changes shown in red.

Section 102 Definitions

LOT means a designated parcel, tract or area of land established by plat, subdivision or as otherwise permitted by law, to be used, developed or built upon as a unit.

1. LOT, CORNER means a lot abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.
2. LOT COVERAGE means the portion of the lot that is **improved and covered by buildings and structures**, ~~covered by buildings and structures~~, and ~~excluding other impervious surfaces~~ **excluding access drives**.
3. LOT, DOUBLE FRONTAGE means a lot which fronts upon two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.

TABLE 2 DIMENSIONAL REQUIREMENTS Jackson Township Zoning Resolution Franklin County, Ohio														
Zoning District		Minimum Lot Size	Minimum Lot Width	Minimum Building Setback	Minimum Principal Building Setbacks			Minimum Accessory Building Setbacks		Maximum Lot Coverage	Maximum Principal Building Height		Minimum Finished Floor Area	
					Rear Yard Feed	Side Yard – ft	Total Side Yards	Rear Yard Feed	Side Yard Feet		Stories	Feet	Single Story	Multi Story
ACOS		2 ac	300*	Sec 203.07	100	20	50	5	5	40% 20%	3	45	1,400	1,600
R		1.5 ac	300*	“	100	20	50		5	40% 20%	3	45	1,400	1,600
SR		45,000	150	“	75	10	25	5	5	45% 20%	3	45	1,400	1,600
S	No Sewer	1 ac	150	“	75	10	25	5	5	20%	3	45	1,400	1,600
	Sewer	20,000	100	“	50	8	20	5	5	20%	3	45	1,400	1,600
PR/Single Family	No Sewer	1 ac	150	“	75	10	25	5	5	20%	3	45	1,200	1,400
	Sewer	20,000	100	“	50	8	20	5	5	30%	3	45	1,200	1,400
PR/Two Family	No Sewer	NA	NA	“	NA	NA	NA	5	5	NA	3	45	960/DU	1,100/DU
	Sewer	10,000	80	“	30	8	20	5	5	30%	3	45	960/DU	1,100/DU
PR/Multi Family	No Sewer	NA	NA	“	NA	NA	NA	5	5	NA	3	45	NA	1,100/DU
	Sewer	5,000	150	“	50	50	110	5	5	30%	3	45	NA	1,100/DU
PR/Mobile Home	No Sewer	NA	NA	“	NA	NA	NA	5	5	NA	3	45	NA	1,200/DU
	Sewer	4,500	360	“	30	20	40	5	5	50%	3	45	NA	1,200/DU
NC		20,000	150	“	20	15				50%	3	45		
CC		1 ac	200	“	20	15				40%	3	45		
CS		1 ac	200	“	25	20				30%	3	45		
OI		20,000	150	“	20	15				30%	3	45		
MUC		20,000	150	“	20	15				50%	3	45		
PC		Open	Open	“	Open	Open				30%	3	45		
1-1		1 ac	200	“	50	30				40%	3	45		
1-2		2 ac	250	“	75	50				50%	3	45		
P1		Open	Open	“	Open	Open				50%	3	45		
FP		See Sec. 208.02												
EQ		NA	NA	50	100	100	NA	NA	NA	NA	NA	36		
OG		10	Open	230	230	230	NA	NA	NA	NA	NA	36		
CTT		See Sec. 208.06												
EU		See Sec. 208.08												
PUD		100	1,000	Open	Open	Open	Open	5	5	Open	3	45	1,200	1,400

*Note: See Section 305.05 Access Drive Spacing, may reduce to 200' feet if platted by FraCo Subdivision Regulations

Hray, David A.

From: Guzzo Deborah <debguzzo54@yahoo.com>
Sent: Tuesday, September 30, 2014 11:57 AM
To: lillym ,l; Hray, David A.
Subject: Re: Dyer Application Withdrawal

Dear Mike and Anthony, Please have this email serve as my request to withdraw the application for the exception use rezoning on Dyer Road. We will reapply to Jackson Township at a future date.

If you need further information, please call me at your convenience.

Always choose life. It isn't tied with a bow, but it's still a gift.

Deborah Guzzo
614-595-8659