Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A

Wednesday, February 13, 2019
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the January 9, 2019 meeting
5. Old Business
   i. JEFF-18-05 – Brad Fisher – Requesting to table to March 13, 2019
      | Owner: Mary Stratton & Christy Sechler
      | Applicant: Geoffre Companies
      | Township: Jefferson Township
      | Site: 6020 Havens Corners Rd. (PID #170-000086)
      | Acreage: 17.017-acres
      | Utilities: Private water and wastewater
      | Request: Requesting to rezone from the Restricted Suburban Residential District (RSR) to the Planned Suburban Residential District (PSR).

6. New Business
   i. 700-V – Brad Fisher
      | Owner/Applicant: Tuckerman Home Group Inc.
      | Township: Plain Township
      | Site: Peter Hoover Rd. (PID#220-002243)
      | Acreage: 6.000-acres
      | Utilities: Private water and wastewater
      | Request: Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio.
ii. 701-V – Brad Fisher – Requesting to table to March 13, 2019

<table>
<thead>
<tr>
<th>Owner/Applicant:</th>
<th>Elissa Gunsorek</th>
</tr>
</thead>
<tbody>
<tr>
<td>Township:</td>
<td>Jefferson Township</td>
</tr>
<tr>
<td>Site:</td>
<td>7833 Morse Rd.(PID#170-000939)</td>
</tr>
<tr>
<td>Acreage:</td>
<td>15.509-acres</td>
</tr>
<tr>
<td>Utilities:</td>
<td>Private water and wastewater</td>
</tr>
<tr>
<td>Request:</td>
<td>Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that will result in two (2) properties that exceed the maximum depth to width ratio and two (2) properties that would have side lot lines beyond five (5) degrees of perpendicular to Morse Road.</td>
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7. Adjournment of Meeting to March 13, 2019
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, 2019.

Present were:
Nancy White, Chairperson
Tim Guyton, Vice Chairperson
Dan Blechschmidt
Roxyanne Burrus
Chet Chaney
Mark Dravillas
Tamara Howard
Annie Ryznar
Jason Sanson

Franklin County Economic Development and Planning Department:
Jenny Snapp, Assistant Director, Planning
Brad Fisher, Planner
Daniel Welles, Intern

Chairperson White opened the hearing.

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

The next order of business being approval of the bylaws. Mr. Chaney made a motion to approve the bylaws. It was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote.

The next order of business being the election of Chairman and Vice Chairman. Mr. Chaney nominated Nancy White to continue as the Chairman. It was seconded by Mr. Guyton. The nomination was approved by a vote of eight yeses and one abstention. The next order of business being the election of Vice Chairman. Ms. White nominated Tim Guyton to continue as the Vice Chairman. It was seconded by Mr. Chaney. The nomination was approved by a vote of eight yeses and one abstention.

The next order of business was approval of the minutes of the November 14, 2018, meeting. Mr. Blechschmidt made a motion to approve the minutes. It was seconded by Mr. Sanson. The motion was approved by a nine-to-zero vote.

OLD BUSINESS:

The next order of business being Case No. 699-V. Mr. Guyton made a motion to remove Case No. 699-V from the table. It was seconded by Mr. Chaney. The motion was approved by unanimous vote.
The next item of business being Case No. 699-V. The applicant and owner is the Brookside Golf & Country Club Co. The agents are Jackson B. Reynolds and Jeff Brown. The township is Perry Township. The site is located at 2770 Dublin-Granville Road. It is 11.418 acres in size. The applicant is requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow the creation of one lot that results in a side lot line more than 5 degrees from perpendicular to the roadway. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. 699-V. It was seconded by Mr. Blechschmidt. The motion failed by a four-to-five vote.

The next item of business being Case No. JEFF-18-05. The owners are Mary Stratton and Christy Sechler. The applicant is Geoffre Companies. The township is Jefferson Township. The site is located at 6020 Havens Corners Road. It is 17.017 acres in size and is serviced by public water and wastewater. The applicant is requesting to table the case until the February 13, 2019, meeting. Mr. Guyton made a motion to table Case No. JEFF-18-05 to the February 13, 2019, meeting. It was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote.

The next item of business being Case No. ZON-18-06. The owner is Frank Road, L.L.C. The applicant is Werner Enterprises, Inc. The agent is KBM. The township is Franklin Township. The site is located at 977 Frank Road. It is 12.289 acres in size and is serviced by public water and wastewater. The applicant is requesting to rezone from the Limited Industrial District to the Select Commercial Planned District. Mr. Brad Fisher read and presented the case to the Franklin County Planning Commission. Mr. Blechschmidt made a motion to approve Case No. ZON-18-06 with Staff's recommended conditions. It was seconded by Mr. Chaney. The motion was approved by a nine-to-zero vote.

There being no further business to come before the Franklin County Planning Commission, Ms. Burrus made a motion to adjourn the hearing. It was seconded by Mr. Dravillas. The motion was approved by unanimous vote.

Signature

Minutes of the January 9, 2019, Franklin County Planning Commission hearing were approved this 13th day of February, 2019.
January 21, 2019

VIA EMAIL

Franklin County Planning Commission
150 South Front Street
Columbus, Ohio 43215

Re: Jefferson Township Rezoning Case - 6020 Havens Corners Road (JEFF-18-05)

Commission Members:

On behalf of Gioffre Companies, the Applicant in the above referenced Rezoning Case, we respectfully request that this Case be tabled at the February 13, 2019 meeting of the Franklin County Zoning Commission and set to be heard at the March 13, 2019 meeting of the Commission. Someone from our offices will be in attendance at the February 13, 2019 meeting of the Commission to address questions.

Should you have questions, please contact the undersigned.

Very truly yours,

David W. Fisher

DWF

C: Charles McCroskey
   Mike Anderson
   John Gioffre
   Pat Fisher
   Larry Canini
   Jim Ohlin
   Gary Smith
   Chris Lescody

{00359739-1}
STAFF REPORT
Planning Commission
February 13, 2019

Case: 700-V
Prepared by: Brad Fisher

<table>
<thead>
<tr>
<th>Owner/Applicant:</th>
<th>Tuckerman Home Group, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agent:</td>
<td>Craig Tuckerman</td>
</tr>
<tr>
<td>Township:</td>
<td>Plain Township</td>
</tr>
<tr>
<td>Site:</td>
<td>0 Peter Hoover Road (PID #220-002243)</td>
</tr>
<tr>
<td>Acreage:</td>
<td>6.0-acres</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Rural District</td>
</tr>
<tr>
<td>Utilities:</td>
<td>Private water and wastewater</td>
</tr>
<tr>
<td>Request:</td>
<td>Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio.</td>
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</tbody>
</table>

Summary:
The applicant is requesting a variance to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio. The application satisfies the criteria necessary for granting a variance. Staff recommends conditional approval.

Request:
The site is located on the east side of Peter Hoover Road, just north of Walnut Street in Plain Township. The site is undeveloped, with Sugar Run stream and the associated floodplain and riparian setback crossing the rear of the properties.

The applicant is proposing to split the property into 2.987 and 3.011-acre sized lots, and develop a single-family home on each lot. The proposed lot split will result in two (2) lots that exceed the maximum depth to width ratio of 4 to 1.

The existing depth to width ratio is 2.5:1. As proposed, both lots will have a depth to width ratio of 5 to 1.

Surrounding Zoning and Land Use:
The surrounding area to the north, east and south is zoned Rural in Plain Township, and mostly developed with low density residential uses. Bevelhymer Park is across the street to the west, located in the City of New Albany.

The minimum lot size in the Rural District is 2.5-acres with a minimum lot width of 200 feet. The applicant received a variance from Plain Township to allow for a reduced lot width.
Comprehensive Plan:
The Plain Township Land Use Master Plan, adopted in 2008, recommends the subject area to develop as Planned Residential Conservation Development, with lot sizes 2.5-aces in size or larger.

The Rocky Fork-Blacklick Accord, updated in 2003, recommends the area to develop as a Park Zone, which allows for parkland and single-family residential uses. The Accord also recommends the protection of natural resources including Sugar Run stream. The Plan identifies this section of Peter Hoover Road as a Rural Corridor, which requires new construction to have a front building line setback of 250 feet from the street centerline.

The request meets the adopted Plan’s recommendations.

Technical Review Agencies
Franklin County Engineer’s Office
A shared access drive is required to be centrally located between the two lots, and the shared access easement must be recorded prior to the approval of a lot split application.

20 feet of additional highway easement must be dedicated to the County and recorded prior to the approval of a lot split application.

Franklin County Public Health
The Franklin County Public Health Department approved the applicant’s proposed septic system design and location for both lots.

Franklin Soil and Water Conservation District
Indicated no concerns with the proposed lot split.

Plain Township Zoning
Plain Township approved a zoning variance to allow for a reduction in road frontage.

Staff Analysis
Variance Criteria from Section 701.01:
All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*
   The proposed lots are not out of character with other lots in the area. The proposed lot sizes comply with the Plain Township Zoning requirement for minimum lot size, and a variance was granted to allow for a reduction in lot width.

   Staff believes that by complying with the conditions in Staff’s Recommendation, the proposal will not be detrimental to public health or safety, or be injurious to other property.

2. *Circumstances of the request are unique to the property and not generally applicable to others.*
   Given the existing lot depth and width, the lot could not be subdivided to comply with the lot geometry standards of the Subdivision Regulations, although the site is adequately sized to meet the minimum lot size of the Township Zoning Resolution and provides adequate area for an onsite septic system.

   Staff notes that there are surrounding properties developed with single-family homes, which have less road frontage and approximately twice the depth as proposed by the applicant.
3. Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced. The lot split has been proposed in such a way as to require the minimum variance necessary. Sugar Run stream is located to the rear of the property, and the associated floodplain and riparian setback limits the developable area on the property. If developable area were taken into consideration, the depth to width ratio would be approximately 3.3:1.

Staff Recommendation
Based on Staff’s Analysis, staff recommends conditional approval of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio. The conditions of approval are as follows:

1. The applicant must apply for and receive approval of a lot split application with the Franklin County Economic Development and Planning Department.
2. The survey submitted at the time of applying for a lot split must include the following: proposed lot and residual lot, floodplain, riparian setback, shared driveway location, building footprint and septic system design location.
3. 20 feet of additional highway easement must be dedicated to Franklin County Engineer’s office and the easement must be recorded prior to the approval of a lot split application.
4. A shared access drive must be centrally located between the two lots, and the shared access easement must be recorded prior to the approval of a lot split application.

Resolution
For your convenience, the following is a proposed resolution:

Proposed Resolution for Request:
__________________ moves to approve a variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 700-V with the conditions recommended by Staff.

Seconded by: ____________________________

Voting:

Findings of Fact
For your convenience, the following are proposed findings of fact:

If the resolution fails for lack of support, the following are proposed findings of fact for adoption by the PC:
__________________ moves that the basis for denying the applicant’s request for the variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 700-V results from applicant’s failure to satisfy the criteria for granting a variance under Section 701.01.

Seconded by: ____________________________

Voting:
701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and

B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and

C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and

D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and

E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and

F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.
Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio.

Acres: 6.000
Township: Plain
Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot split that will result in two (2) properties that exceed the maximum depth to width ratio.

Acres: 6.000
Township: Plain
LOT SPLIT EXHIBIT
BEING OUT OF AUDITORS PARCEL #220-002243,
SITUATED IN SECTION 1, TOWNSHIP 2, RANGE 16,
U.S.M.L., PLAIN TOWNSHIP,
FRANKLIN COUNTY, OHIO

2.987 Acres
(includes P.R.O.)
TUCKERMAN HOME GROUP, INC.
6.000 ACRES (DEED)
I.N. 201709070124216

3.011 Acres
(includes P.R.O.)
AUDITORS PARCEL
#220-002243
5.998 Acres
(TOTAL, BY SURVEY)

FIELD SURVEY DATES:
Performed in February, 2018

LEGEND:
○ = 5/8"-REBAR SET (w/ "B.L.SURVEYING-7980" CAP)
● = 3/4" IRON PIPE FOUND, or noted
■ = PINCH TOP IRON PIPE FOUND
X = FRANKLIN COUNTY MONUMENT FOUND (# noted)
◊ = SURVEY NAIL SET
◆ = SURVEY NAIL FOUND

REFERENCES
Auditors Tax Map
Deeds as noted on Survey
Monuments as shown on Survey
Surveys of Record

BENCHMARK LAND SURVEYING
3501 MANILA DRIVE
WESTERVILLE, OH 43081
(614) 794-9609 - Office
bmilesurveying@yahoo.com

Bearings are based on N 03° 28’ 29” E, as shown hereon for
the centerline of Peter Hoover Road, as derived from GPS
observations, utilizing ODOT VRS and being based on the
Ohio State Plane Coordinate System (South Zone), NAD ‘83
with a 2011 NSRS adjustment.

I hereby certify that this boundary survey was prepared from an
actual field survey and to the best of our knowledge and belief
is correct and that this plat was prepared in accordance with Ohio
Administrative Code Chapter 4733-37 "Standards for Boundary
Surveys". All monumentation is found or to be set as shown.

William D. Beer
Date
Registered Professional Surveyor No. 7980
For Tuckerman Home Group
Lot / Subdivision Peter Hoover Road
City of New Albany
Scale 1" = 100
Flood Zone X

Not to Scale

Lot calculation information is for estimate purposes only and should be verified by the contractor or builder.

Square Footage Data
Lot 131165.0
Foundation 3536.0
Drive 2710.0
Approach N/A
Walk N/A
Seed Coverage 124843.0
Seed Coverage N/A

Received
JAN 14 2019
Franklin County Planning Department
Franklin County, OH

PLOT PLAN
We hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineering Subdivision Plan. This Plan is to be used by the Client for the sole purpose of obtaining a building permit. The use of the Plot Plan for any other purpose is strictly prohibited.

By

[Signature]
Hi Brad,

I would like to table the variance request until the March 13th meeting. I will send the fee and letter today. I should have everything to you by Feb 19th. The soil engineer is coming out this week and I have things worked out with Bill Hebble.

Thanks,

Elissa

Elissa, 

I just wanted to follow up on your Planning Commission tabling request. Did you have a meeting date in mind that you would like to table to?

Thanks,

Brad M. Fisher
Planner

Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-4684
Fax: 614-525-7155
http://development.franklincountyohio.gov/

Thanks, Brad. I will send in the letter with the fee to your attention this week. Thanks again for your help!