

**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, April 13, 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**

<b>Applicant:</b>	Blendon Township Zoning Commission
<b>Township:</b>	Blendon Township
<b>Request:</b>	Requesting to amend the Blendon Township Zoning Resolution

**ii. ZON-16-01 – Matt Brown – *Requesting to table until June 8, 2016***

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

6. Adjournment of meeting to May 11, 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 13th day of April, 2016.

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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  
April 13, 2016

### **Case BLEN-16-01**

Prepared by: Matt Brown

<b>Applicant:</b>	Blendon Township Zoning Commission
<b>Township:</b>	Blendon Township
<b>Request:</b>	Requesting to amend the Blendon Township Zoning Resolution

#### **Summary**

Blendon Township is seeking to amend its Zoning Resolution to adopt a Commercial Overlay District, revise standards for parking in residential zoning districts, and revise the effect of approval in planned zoning districts. Staff recommends approval with revisions.

#### **Blendon Township Comprehensive Plan**

The Blendon Township Comprehensive Plan Update 2013 includes a goal of encouraging attractive and economically sustainable commercial development with new development having a street presence and inviting design. The proposed Commercial Overlay District will help to achieve this goal. The Plan also contains a goal to maintain residential character of existing neighborhoods. The proposed revision to the parking standards in residential zoning districts will not change the residential character of existing neighborhoods and will allow residents to keep a commercial vehicle on their property.

#### **Summary of Revisions**

##### Commercial Overlay District

The Overlay is being established to create standards that will enhance the commercial development pattern within Blendon Township. Important goals of the Overlay include improving pedestrian mobility, accommodating multiple transportation options, and enhancing landscaping and building appearance. Improving these areas will help to maintain a high-quality community for residents and businesses, and create an economic environment to attract and support future development. The Commercial Overlay District reduces front building setback requirements, requires parking to the side or rear of buildings, requires pedestrian infrastructure and enhanced architectural standards.

The Overlay will apply to all properties zoned in a Commercial, Restricted Industrial or Limited Industrial zoning district. The overlay is divided into 3 subdistricts to accommodate the range of commercial development types found in the township: Pedestrian Oriented, Large Format and General Commercial. The Pedestrian Oriented subdistrict applies to all properties fronting on Westerville Road between Dempsey Road and Paris Court, not including properties classified in the Large Format subdistrict. The Large Format subdistrict applies to properties containing buildings with a total building floor area of 40,000 square feet or more. The General Commercial subdistrict applies to all properties not classified in the Pedestrian Oriented or Large Format subdistricts.

#### Parking in Residential Zoning Districts

The current Township Zoning Resolution prohibits the parking of commercial vehicles in residential zoning districts unless approved in association with a Conditional Use home occupation. The proposed amendment will allow for one commercial vehicle per vehicle operator residing in a residential zoning district so long as the commercial vehicle meets four defined criteria associated with vehicle classification, weight, number of tires and use.

#### Effect of Approval in Planned Zoning Districts

The proposed zoning amendment will change the effect of approval in the Planned Unit Development Residential District, the Select Commercial Planned District, the Planned Highway Service District, the Planned Industrial Park District, and the Exceptional Use District. The current Township Zoning Resolution states that a property zoned into one of these districts will revert to its prior zoning district if a certificate of zoning compliance is not issued within the stated timeframe. The proposed amendment eliminates the reversion clause and states that if the approved development plan expires, that no use shall be established or changed and no building, structure, or improvements shall be constructed until a new development plan has been approved.

#### **Staff Analysis**

The proposed amendment keeps with the adopted Blendon Township Comprehensive Plan Update 2013 and addresses general administrative concerns with the current Zoning Resolution. The proposed amendment will promote the general health, safety and welfare of the community.

#### **Technical Review Agencies**

No comments were received from the Franklin County Engineer's Office, Franklin County Drainage Engineer's Office or the Franklin Soil and Water Conservation District.

#### **Staff Recommendation**

Staff recommends approval of the proposed Blendon Township Zoning Resolution amendment with the revisions identified in attached case materials.

**BLENDON TOWNSHIP  
ZONING AMENDMENT  
NUMBER RZ16-000001**

**February 9, 2015**

**BLENDON TOWNSHIP ZONING RESOLUTION**

**TEXT AMENDMENT**

**February 9, 2016**

**I. Section 7.00: The Special Districts**

*Section 7.00 shall be amended by adding the following special zoning district:*

**SECTION 7.60 COMMERCIAL OVERLAY DISTRICT (Section 660)**

The Commercial Overlay District is established to create standards to enhance the commercial development pattern within Blendon Township.

**II. Section 201.03: Special Districts**

*Section 201.03 shall be amended by adding the following special zoning district:*

**201.036** Commercial Overlay

**III. Article VI Special Districts**

*Article VI shall be amended by adding the following:*

**SECTION 660 – COMMERCIAL OVERLAY DISTRICT**

**660.01 PURPOSE AND INTENT OF COMMERCIAL OVERLAY DISTRICT**

The Commercial Overlay District (COD) was established to create standards to enhance the development pattern within the Township. Development of commercial properties has historically focused on automobile travel and overlooked pedestrian mobility. Thus, commercial development resulted in restrictive pedestrian access and a lack of connectivity between the streets and buildings due to large parking lots. The existing building setbacks and site orientation have also created a disjointed pattern, which has contributed to the lack of overall character and image of the Township.

Important goals of the COD include improving pedestrian mobility, accommodating multiple transportation options, and enhancing landscaping and building appearance. Improving these areas will help to maintain a high-quality community for residents and businesses, and create an economic environment to attract and support future development. The overlay standards are intended to achieve the following objectives:

- Implement appropriate building and parking setback standards that accommodate redevelopment and establish continuity and consistency within commercial districts;
- Promote high-quality building materials and timeless architecture;

- Establish and reinforce pedestrian-oriented development where appropriate;
- Promote development that features landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage;
- Enhance connectivity between uses to allow for easy flow of automobile and pedestrian traffic and;
- Enhance the attractiveness of commercial districts to further economic development.

**660.02 ESTABLISHMENT OF COMEMRICAL OVERLAY DISTRICT**

The boundaries of the COD are part of the Official Zoning Map. The COD applies to any and all commercial parcels and/or properties within Blendon Township having the Zoning District designation SO, NC, CC, CS, RI, or LI. Within the COD, there are three sub districts. These areas shall be referred to as the Pedestrian Oriented, Large Format, and General Commercial Sub Districts, defined as follows:

**Section 660.021 – Pedestrian Oriented Sub District**

Properties within the Pedestrian Oriented Sub District, classified as all commercial properties within Blendon Township having primary building frontages along Westerville Road between Dempsey Road and Paris Court, not including any properties classified in the Large Format Sub District.

**Section 660.022 – Large Format Sub District**

All commercial or industrially zoned properties for which total building floor area is greater than or equal to 40,000 square feet. Properties undergoing expansions which increase square footage will automatically change to this district one the square footage reaches 40,000.

**Section 660.023 – General Commercial Sub District**

Any area within the COD that is not defined by the Pedestrian Oriented or Large Format Sub Districts.

**660.024 – Application and Extent**

The COD shall apply and extend as follows:

- 1.) The expansion or redevelopment of a building’s gross floor area by more than 75% within a seven year period shall subject the entire site to all standards and requirements herein;
- 2.) Routine maintenance and in-kind replacement of materials are exempt from the provisions herein;
- 3.) All new construction;

- 4.) The construction or installation of a parking lot is subject to all applicable provisions in 660.055; and
- 5.) Exterior lighting, fencing, and signage are subject to all the applicable provisions in 660.055.

**660.03 PEDESTRIAN ORIENTED SUB DISTRICT**

**660.031 – Permitted and Conditional Uses**

All uses, both permitted and conditional, shall conform to the uses and development standards of the underlying Zoning District of the property.

**Comment [MB1]:** Recommend deleting as this section is related to uses and the COD is intended to change the development standards.

**660.032 – Development Standards**

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
  - (i) Parking shall not be permitted in the front yard.
  - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Blendon Township Board of Trustees.
- b) Maximum front building façade setback: 40 feet
- c) Minimum rear and side yard building setback: 15 feet
- d) Minimum rear and side yard pavement setback: 10 feet

**Comment [MB2]:** What is the process for this approval by the Trustees? Does it go before the Township Zoning Commission prior to the Trustees? Is it a public hearing requiring public notices?

**660.033 – Architectural Standards**

Buildings shall receive four-sided architectural treatments, including traditional and natural materials and pedestrian-scaled architectural features. Building entrances must be emphasized and have at least one entrance oriented toward the primary street. Buildings shall have a tripartite organization, meaning they shall be designed with a base, middle, and cap.

**660.04 LARGE FORMAT SUB DISTRICT**

**660.041 – Permitted and Conditional Uses**

All uses, both permitted and conditional, shall conform to the uses and development standards of the underlying Zoning District of the property

**Comment [MB3]:** Recommend deleting as this section is related to uses and the COD is intended to change the development standards

**660.042 – Development Standards**

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks. Setbacks are measured from the property line.

- a) Minimum building and pavement front setback: 25 feet
  - (i) Parking shall not be permitted in the front yard. Access drives shall be permitted.
  - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Blendon Township Board of Trustees.

**Comment [MB4]:** What is the process for this approval by the Trustees? Does it go before the Township Zoning Commission prior to the Trustees? Is it a public hearing requiring public notices?

- b) Minimum rear and side yard building setback: 15 feet
- c) Minimum rear and side yard pavement setback: 10 feet

**660.05 GENERAL COMMERCIAL SUB DISTRICT**

**660.051 – Permitted and Conditional Uses**

All uses, both permitted and conditional, shall conform to the uses and development standards of the underlying Zoning District of the property

**Comment [MB5]:** Recommend deleting as this section is related to uses and the COD is intended to change the development standards

**660.052 – Development Standards**

Setbacks - All facades and parking areas shall be constructed behind all required setbacks. Building facades shall adhere to all required maximum setbacks.

- a) Minimum building and pavement front setback: 25 feet
  - (i) One row of double-loaded parking may be permitted within front yard between front setback and front building façade. Access drives shall be permitted.
  - (ii) Architectural features including, but not limited to signage, awnings, columns, porticos, public art, or landscape features may be built forward or behind the required setbacks, upon approval from the Zoning Commission and the Township Administrator.

**Comment [MB6]:** This language is different than language used under 660.032(a(ii)) and 660.042(a(ii)). Make consistent

- b) Maximum front building façade setback: 90 feet
- c) Minimum rear and side yard building setback: 15 feet
- d) Minimum rear and side yard pavement setback: 10 feet

**660.05 COD AREA WIDE STANDARDS**

**Comment [MB7]:** Should this be 660.5? 660.05 is already used in previous section.

**660.51 Accessibility**

- 1) A public sidewalk with a minimum width of five (5) feet shall be provided along all streets (excluding alleys), extend across the entire frontage of the lot, and connect to the sidewalks on adjacent properties. Sidewalks located on private property shall be

maintained by the owner of the property. Sidewalks located within the public right of way will require a maintenance agreement with the applicable jurisdiction.

- 2) A pedestrian walkway with a minimum width of five (5) feet shall be provided from the public sidewalk to a primary building entrance.
- 3) A clearly marked pedestrian walkway/pathway with a minimum width of four (4) feet shall be provided from a parking lot to a building entrance.
- 4) Public /private spaces such as courtyards, plazas, and outdoor eating spaces shall be incorporated where applicable; such spaces may be located within the front yard setback upon approval from the Blendon Township Board of Trustees.
- 5) When deemed appropriate by the Zoning Administrator, pedestrian and bicycle connections to adjacent residential neighborhoods and bicycle paths shall be provided.
- 6) Amenities such as bicycle racks and benches shall be provided. Industrially zoned properties shall be exempt. The number and style of benches will be determined by the Zoning Administrator.

**Comment [MB8]:** What is the process for this approval by the Trustees? Does it go before the Township Zoning Commission prior to the Trustees? Is it a public hearing requiring public notices?

**660.52 General Design Standards**

- 1) A primary building shall be oriented parallel to a primary street, or as parallel as the site permits.
- 2) The height of a building shall be a minimum of eighteen (18) feet above grade.
- 3) A building frontage that exceeds a width of sixty (60) feet shall incorporate articulation, offsets of the wall plane, and/or pilasters to inhibit a large expanse of blank wall and add interest to the facade.
- 4) For a primary building frontage of a commercial use in any Sub District, a minimum of forty (40) percent of the façade area facing the primary street shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least four (4) feet, with the exception of blinds, curtains or other interior decorative elements.
- 5) A minimum of sixty (60) percent of the front building façade and thirty (30) percent of the side building façade, not including glass, shall be of traditional and natural materials.
- 6) Any drive-thru shall be attached to the principal building and located at the rear or side of the building.
- 7) Any roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.
- 8) Gables shall have a minimum depth of eight (8) feet, parapet walls shall extend around to the side of the building.

- 9) If fifty (50) percent or more of a building is redeveloped, overhead utilities serving that building shall be placed underground within a seven year period.

**Comment [MB9]:** Recommend rewording such that the utilities must be placed underground if 50% or more of the building is redeveloped within a 7 year period.

**660.53 Landscaping and Screening**

Landscaping is an important component which shapes the character of a site and the corridor in which it is located.

- 1) The greenbelt area or front setback area shall be landscaped and planted with at least one shade tree and three shrubs per fifty (50) lineal feet, or fraction thereof.
- 2) All rights-of-way and tree lawns must be maintained by the property owner in accordance with Township code.
- 3) Parking lots containing more than 6,000 square feet of area or 20 or more vehicular parking spaces shall provide interior landscaping as well as perimeter landscaping.
  - a) For every twenty (20) parking spaces, the applicant shall provide no less than two hundred (200) square feet of interior landscaped areas containing at least one tree with a minimum diameter of 2 inches, and four shrubs. Parking lot corners shall not count toward this requirement.
  - b) No individual landscape area shall be larger than 500 square feet in size in parking lots less than 30,000 square feet and no individual area shall be larger than 2,000 square feet in parking lots 30,000 square feet or over.
  - c) All parking lots shall provide perimeter landscaped screening with a mature height of not less than 24” to create a continual opaque buffer. Parking lots shall have perimeter landscaping of a minimum width of ten (10) feet exclusive of vehicle overhang. Screening selections shall be subject to the Zoning Administrators approval.

**660.54 Lighting**

- 1) Exterior lighting shall be designed, located, constructed, and maintained to minimize light and reflected light trespass and spill over off the subject property.
- 2) The light level along a property line adjacent to a residentially zoned or used property shall not exceed an average intensity of one-half (1/2) footcandle.
- 3) The height of parking lot lighting shall not exceed:
  - a) Eighteen (18) feet in the Pedestrian Oriented and General Commercial Sub Districts
  - b) Twenty-eight (28) feet in the Large Format Sub District

- 4) Parking lot lighting fixtures and poles shall be black in color. No 'shoe box' style fixtures shall be permitted.
- 5) Exterior building illumination shall be from concealed sources. Strobe or flashing lights and exposed neon lights are not permitted (does not apply to approved neon lights on windows). Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facades onto neighboring property, streets, or the night sky as determined by the Zoning Administrator.
- 6) Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas.

**660.055 Parking and Circulation**

- 1) The Blendon Township Administrator may reduce the required number of off-street parking spaces by up to fifty (50) percent in conjunction with a major site plan approval after giving due consideration to the following factors:
  - a) Type of land use/development;
  - b) Hours of operation;
  - c) Pedestrian traffic and accessibility;
  - d) Availability of transit service;
  - e) Opportunities for shared parking;
  - f) Availability of on street parking;
  - g) Availability of other public parking; and
  - h) Elimination of arterial curb cuts.
- 2) The Blendon Township Administrator may reduce or eliminate the required number of loading spaces in conjunction with a major site plan approval after giving due consideration to the following factors:
  - a) Frequency and time of deliveries;
  - b) Necessary size and nature of delivery vehicles;
  - c) Impact on adjoining streets or alleys; and
  - d) Neighborhood character.

**660.55 Graphics**

- 1) Notwithstanding anything to the contrary herein, in addition to all other code provisions, any new graphic, or sign, other than a like-kind replacement for maintenance reasons, or for a face change in a cabinet box, either ground or wall mounted due to a change in owner or occupant(s) is subject to all the provisions of this section.
- 2) The following types of signs are not permitted: exposed neon, monopole, roof mounted, rotating, flashing messages, bare bulbs, changeable copy (except fuel pricing, public, and semi-public uses), bench signs, wall cabinet signs, handmade signs, and banners.
- 3) Except as permitted within this section, only one ground sign is permitted per property street frontage; however it may include the names of all the major tenants of that parcel. Only a monument-type ground sign is permitted. The sign base shall be integral to the overall sign design and complement the design of the building and landscape. The setback for a ground sign shall be a minimum of ten (10) feet from the right-of-way. For General Commercial and Pedestrian Oriented Sub Districts, the height of a ground sign shall not exceed six (6) feet above grade, and the sign area shall not exceed fifty (50) square feet. For the Large Format Sub District, the height of a ground sign shall not exceed fifteen (15) feet above grade, and the sign area shall not exceed 120 square feet.
- 4) Each tenant is permitted up to one wall sign per street frontage. The size of the wall signage shall not exceed one square foot per one linear foot of building face in which the sign is to be attached.
- 5) One wall mounted blade sign per building is permitted only in the Pedestrian Oriented Sub District, and are required to be a minimum of eight (8) feet above the walkway. Blade signs shall not exceed eight (8) square feet.
- 6) When indirectly lighting a ground sign, the light source shall be screened from motorist view.

**SECTION 720 DEFINITIONS**

This section contains many commonly used terms found within this chapter of the code. In addition to the definitions already listed in section 720, the following definitions are included.

**Blade Sign-** Projecting sign mounted on a building façade or storefront pole, or attached to a surface perpendicular to the normal flow of traffic.

**Building Frontage -** The side, or facade, of a building closest to and most nearly parallel to an abutting street.

**Building Frontage, Primary -** A building frontage that abuts a street listed as a primary street.

**Building Frontage, Secondary -** A building frontage that abuts an alley or street not listed as a primary street.

**Building, Rear -** The wall or plane opposite the primary building frontage. For a building on a corner lot, the building rear is the wall or plane opposite the wall or plane containing the principal building entrance.

**Drive-Thru** - A building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

**Footcandles** - A unit of light intensity that is equal to the amount of light falling on one square foot area from a one candela light source at a distance of one foot (one lumen per square foot).

**Gable** - The triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof, or the whole end wall of a building or wing having a pitched roof.

**Parapet Wall** - A low wall barrier at the edge of a roof or structure, which may serve to prevent falls over the edge or serve as a stylistic feature.

**Primary Street** - Within this section, the following are designated as primary streets: Westerville Road, Morse Road, Cleveland Avenue, Executive Parkway, Sunbury Drive, and Corporate Drive.

**Routine Maintenance** - Work that is planned and performed to maintain and preserve the condition of the building or site including but not limited to painting, landscaping, roof repair, parking rehabilitation, and window replacement and treatment.

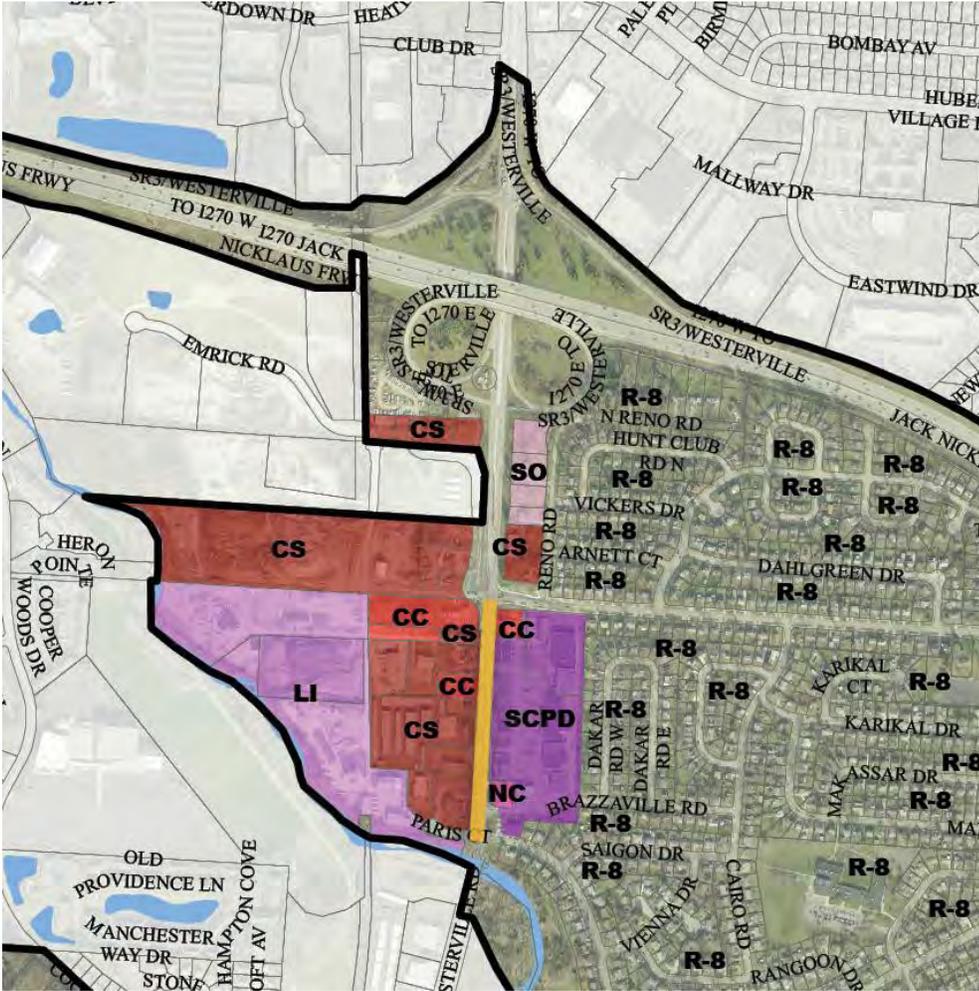
**Stacking Space** - Area where cars are permitted to wait in a resting state to access a use, or at a traffic signal or sign.

**Traditional and Natural Materials** - Any of the following materials: clay bricks (full or thin set, if thin set, corners must have full brick appearance), stone, manufactured stone (samples must be provided), wood, or fiber cement board siding.

**Tree Lawn** - A small area, often planted with trees and grass, between a street and the sidewalk of that street.

**ATTACHMENT 1**  
**COD OVERLAY ZONING DISTRICT MAP**

**Comment [MB10]:** This map does not show all properties that the Commercial Overlay District applies to.



**IV. Section 531.05: Limitation of parking in residential zoning districts**

*Section 531.051 shall be deleted in its entirety and amended as follows:*

**531.051 - Commercial Vehicles** – A commercial vehicle shall be defined as any vehicle used or designed to be used for business or commercial purposes, and/or the transportation of merchandise, cargo, or freight, and shall include but not be limited to commercial tractors, semi-trailers, dump trucks, construction vehicles, limousines, buses or any vehicle licensed by the Ohio State Bureau of Motor Vehicles as a commercial vehicle or truck.

The parking of commercial vehicles for longer than two hours on public streets or on properties within all residential districts is prohibited with the following exceptions:

1. Any vehicle owned or operated primarily by a resident of the household and which meets the following criteria:
  - a) Vehicle is classified as Class One or Class Two by the U.S. Department of Energy;
  - b) Vehicle does not exceed 10,000 pounds curb weight;
  - c) Vehicle does not contain more than four tires;
  - d) Vehicle does not contain and is not used to haul hazardous material as defined in the “Hazardous Materials Transportation Act”, 88 Stat. 2156 (1975), 49 U.S.C. 1801, as amended; and,
  - e) Vehicle is the only commercial vehicle operated and parked by a resident in the residential district of that resident.
2. Any vehicle being used for the purpose of delivery to or the receiving of goods or other articles from a residence, or in connection with the construction, repair, or other services performed, during the actual parking time.

**Comment [MB11]:** EDP staff has been unable to find this definition. May want to refer to a more common source such as the Federal Highway Administration

**V. Section 412.03 Procedure**

*Section 412.034 shall be deleted in its entirety and amended as follows:*

**412.034 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the PUD Residential District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the approval of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, or the submission of a preliminary plan submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been

properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

**VI. Section 420.03 Procedure**

*Section 420.035 shall be deleted in its entirety and amended as follows:*

**420.035 – Effect of Approval** –The Development Plan as approved by the Blendon Township Board of Trustees shall constitute an amendment to the Blendon Township Zoning Map as it applies to the land included in the approved amendment. Detailed Site Plan approval is assured based on good faith compliance with the approved Development SCPD Plan.

The approval of the Development Plan shall be for a period of two (2) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, [or the submission of a preliminary plan](#) submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

**VII. Section 435.03 Procedure**

*Section 435.034 shall be deleted in its entirety and amended as follows:*

**435.034 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the Planned Highway Service District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, [or the submission of a preliminary plan](#) submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

**VIII. Section 444.03 Procedure**

*Section 444.034 shall be deleted in its entirety and amended as follows:*

**444.034 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment to the Planned Industrial Park District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, [or the submission of a preliminary plan](#) submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

**640.033 – Effect of Approval** – The Development Plan as approved by the Blendon Township Board of Trustees constitutes an amendment of the Special District Map and a supplement to the Exceptional Use District regulations as they apply to the land included in the approved amendment.

The approval of the Development Plan shall be for a period of three (3) years to allow for the submission of a Certificate of Zoning Compliance in accordance with Section 705.02, Article VII, [or the submission of a preliminary plan](#) submitted in accordance with the subdivision regulations for Franklin County, Ohio. If Zoning Compliance has not been properly submitted and approved within this approval period and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

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**From:** Jack Reynolds <JReynolds@smithandhale.com>  
**Sent:** Tuesday, April 5, 2016 11:51 AM  
**To:** Brown, Matthew  
**Subject:** RE: ZON-16-01 Rusty's Towing

Matt I have not heard from Mike or Rusty so we had better wait until the June meeting. I will get you the check by the 13<sup>th</sup>.

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

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**From:** Brown, Matthew [<mailto:mybrown@franklincountyohio.gov>]  
**Sent:** Monday, April 04, 2016 4:22 PM  
**To:** Jack Reynolds <[JReynolds@smithandhale.com](mailto:JReynolds@smithandhale.com)>  
**Subject:** RE: ZON-16-01 Rusty's Towing

Ok, let me know as soon as you know.

**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/>

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**From:** Jack Reynolds [<mailto:JReynolds@smithandhale.com>]  
**Sent:** Monday, April 4, 2016 3:49 PM  
**To:** Brown, Matthew  
**Subject:** RE: ZON-16-01 Rusty's Towing

Thank you Matt, I spoke with Mike Sapp of OEPA and he is visiting the site tomorrow morning so I may be tabling it until June to get the holding tank issue resolved.

Jack Reynolds  
Smith & Hale LLC

37 West Broad Street, Suite 460  
Columbus, OH 43215  
(614) 221-4255

ZON-16-01

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**From:** Brown, Matthew [<mailto:mybrown@franklincountyohio.gov>]

**Sent:** Monday, April 04, 2016 11:37 AM

**To:** Jack Reynolds <[JReynolds@smithandhale.com](mailto:JReynolds@smithandhale.com)>

**Subject:** ZON-16-01 Rusty's Towing

Jack,  
Just a reminder to send me an email to request that this case be tabled by noon tomorrow, April 5. The next Planning Commission meeting dates are May 11 and June 8, please indicate which meeting date you want to table to. Also, there is a tabling fee of \$175 payable to the Franklin County Treasurer that needs to be submitted by April 13. Let me know if you have any questions.

Matt

**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  
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