



**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, August 13, 2014**  
**1:30 pm**

1. **Call roll for board members**
2. **Introduction of staff**
3. **Introduction of new Assistant Director**
4. **Swearing in of witnesses**
5. **Approval of minutes from the July 9, 2014 meeting**
6. **New Business:**

**A. 641-FP(a) – Anthony Hray**

<b>Applicant/Owner:</b>	Rockford Homes, Inc.
<b>Agent:</b>	Matthew Kirk, EMH&T
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Morrison Farms East Section 1
<b>Site:</b>	3134 Waggoner Road (PID #170-000587)
<b>Acreage:</b>	13.21-acres
<b>Request:</b>	Requesting Final Plat approval to allow the creation of 37 single-family lots and 2 reserves with 4.299-acres of open space.

7. **Adjournment of meeting to September 10, 2014**



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## **MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION**

**Wednesday, July 9, 2014**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, July 9, 2014.

Present were:

Nancy White, Chairperson  
Vince Papsidero, Vice Chairperson  
Roxyanne Burrus  
Chet Chaney  
Bart Logan  
Lauren Rummel  
Jason Sanson  
Kevin Wheeler

Franklin County Economic Development and Planning Department:  
Matt Brown, Planning Administrator  
Anthony Hray, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes from the May 14, 2014, meeting. Mr. Papsidero made a motion to approve the minutes. It was seconded by Mr. Wheeler. The motion passed by a vote of six yeases and one abstention.

### **NEW BUSINESS:**

The next order of business being Zoning Case No. ZON-14-01. Mr. Hray read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Zoning Case No. ZON-14-01 with eleven conditions:

1. The applicant shall apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department.
2. The applicant shall apply for and receive approval of a Building Permit from the Franklin Township Building Department for the proposed expansion.
3. The applicant shall obtain all required permits and inspections from the Franklin Township Fire Department.
4. The landscaping intended to screen the parking areas must achieve a height of six (6) feet within two (2) years and maintain a minimum opacity of sixty percent (60%) or more as provided in Section 420.034(16) of the Franklin County Zoning Resolution. The development plan shall be

updated to reflect the exact species to be used of all landscaping prior to the issuance of a Certificate of Zoning Compliance. All plantings shall be native species only and selected in consultation with the Franklin Soil and Water Conservation District.

5. Any landscaping proposed in the public right-of-way must be approved by the Franklin County Engineer's Office. The development plan must be updated to reflect the exact species of plants and the maximum height allowed prior to the issuance of a Certificate of Zoning Compliance.
6. The applicant shall plant all landscaping within six (6) months of approval. All landscaping shall be maintained as required under the SCPD district regulations.
7. The applicant shall update the development plan to include the type, height and location of the screening to be used to screen the proposed indoor or outdoor storage area.
8. The applicant shall install a bike rack, in accordance with Section 670.0814 (Smart Growth Overlay) of the Franklin County Zoning Resolution. The type and location of the bike rack shall be included on the development plan prior to the issuance of a Certificate of Zoning Compliance.
9. The applicant shall incorporate a stormwater best management practice (BMP), consistent with the Scioto-Franklin Neighborhood Plan, to offset the increase in impervious surface created by the proposed building expansion. Details concerning the location, size and type of BMP shall be incorporated on the development plan and approved in consultation with the Franklin Soil and Water Conservation District prior to the issuance of a Certificate of Zoning Compliance.
10. The applicant shall coordinate with the Franklin County Public Health Department to ensure that the proposed building expansion will not impact the existing on-site wastewater treatment system. The applicant shall include details concerning the location, type and size of all components of the existing wastewater treatment system on the development plan and any changes to the system must be approved by the Franklin County Public Health Department prior to the issuance of a Certificate of Zoning Compliance.
11. The hours of operation of any use on the site are limited to between 6 a.m. and 11 p.m.

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

The next item of business being an update on Text Amendment Case No. ZON-13-02 passed by the Board of Commissioner on July 9, 2013. Mr. Brown reported that three certificates of zoning compliance had been applied for and approved since the text amendment's adoption and that code enforcement officers had not received any complaints related to the keeping of chickens, ducks, or rabbits.

There being no further business coming before the Franklin County Planning Commission, Mr. Chaney made a motion to adjourn. It was seconded by Ms. Burrus.

The hearing was adjourned at 2:04 p.m.

Minutes of the July 9, 2014, Franklin County Planning Commission hearing were approved this 13<sup>th</sup> day of August, 2014.

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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  
August 13, 2014

### **Case 641-FP(a)**

Prepared by: Matt Brown

<b>Applicant/Owner:</b>	Rockford Homes, Inc.
<b>Agent:</b>	Matthew Kirk, EMH&T
<b>Township:</b>	Jefferson Township
<b>Subdivision:</b>	Morrison Farms East Section 1
<b>Site:</b>	3134 Waggoner Road (PID #170-000587)
<b>Acreage:</b>	13.21-acres
<b>Request:</b>	Requesting Final Plat approval to allow the creation of 37 single-family lots and 2 reserves with 4.299-acres of open space.

### **Background Information**

#### **Request:**

The applicant is requesting Final Plat approval of the Morrison Farms East Section 1 subdivision that will create 37 single-family lots and 2 reserves.

### **Overview and Analysis**

Section 1 is the first of six planned phases for the Morrison Farms East subdivision. The preliminary plan for Morrison Farms East was approved on October 11, 2012 with eight conditions:

1. The property to the south owned by the Township Board of Trustees must be included in the final plat if the retention/detention basin will be used as part of the subdivisions stormwater infrastructure. If the basin is part of the stormwater infrastructure it must comply with the Stormwater Drainage Manual and an easement must be provided for the basin.
  - a. This basin is not intended to be used as part of the subdivision's stormwater infrastructure and does not need to be included on the final plat.
2. The stream buffer zone label along Rameys Run Creek must be revised on the final plat to be a stream buffer zone/drainage easement.
  - a. This condition is not applicable to Section 1 and will be addressed in future sections.
3. The applicant must complete a Traffic Impact Study for the proposed development.
  - a. The Franklin County Engineer's office has indicated that they are still working with the applicant on the Traffic Impact Study however there are no concerns with allowing the Final Plat of Section 1.
4. The applicant must pay for any necessary off-site improvements deemed necessary by the Franklin County Engineer's office based on the Traffic Impact Study.
  - a. This condition still needs to be met however the Franklin County Engineer's office has indicated no concerns with allowing the Final Plat of Section 1.
5. Sixty (60) feet of right-of-way from the centerline along the property frontage on Havens Corner must be dedicated to the Board of County Commissioners.

- a. The right-of-way dedication along Havens Corner Road has not been completed but will be addressed in Section 2.
6. The final plat must include a street connection to Marcrest Drive.
  - a. The Marcrest Drive street connection is anticipated in Section 6.
7. Sidewalks must be 5 feet in width.
  - a. Sidewalks will be installed at the time of home construction.
8. The open space/reserves must be delineated in accordance with the township's zoning approval which requires a minimum of 2-split rails.
  - a. Delineation will occur at the time of overall grading/infrastructure installation.

Infrastructure improvements for Morrison Farms East Section 1 have not been completed however the Franklin County Subdivision Regulations allow for the consideration of Final Plats prior to infrastructure installation. In these instances, the infrastructure must be installed or sureties provided prior to the County Engineer signing the Final Plat. The applicant is working with the Franklin County Engineer's office on construction estimates to determine the necessary surety. The surety will be provided prior to the County Engineer signing the Final Plat.

The Final Plat conforms to the approved Preliminary Plan and will comply with all conditions of the Preliminary Plan approval.

**Staff Recommendation**

Staff recommends **approval** of the Final Plat for the Morrison Farms East Section 1 Subdivision.

As per Section 205.25 of the Franklin County Subdivision Regulations, the final plat must be recorded within 6 months of the date of approval, February 13, 2015.

As per Section 205.31(C) of the Franklin County Subdivision Regulations, the subdivider must satisfactorily complete infrastructure improvements or provide construction, post construction, and performance sureties for improvements prior to County Engineer plat signature.

As per Section 508.01 of the Franklin County Subdivision Regulations, the applicant must establish a homeowners association prior to the Franklin County Planning Commission signing the final plat.

# MORRISON FARMS EAST

## SECTION 1

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and located in Quarter Township 1, Township 1, Range 16, United States Military Lands, containing 13.211 acres of land, more or less, said 13.211 acres being part of that tract of land conveyed to **ROCKFORD HOMES, INC.**, by deed of record in Instrument Number 200310020316654, Recorder's Office, Franklin County, Ohio.

The undersigned, **ROCKFORD HOMES, INC.**, an Ohio corporation, by **DONALD R. WICK**, Executive Vice President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**MORRISON FARMS EAST SECTION 1**", a subdivision containing Lots numbered 1 to 37, both inclusive, and areas designated as Reserve "A" and Reserve "B", does hereby accept this plat of same and dedicates to public use, as such, all or part of the Court and Drive shown hereon and not heretofore dedicated. Franklin County shall not accept the platted rights-of-way for public use until construction is satisfactorily completed.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their 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 subdivider has complied with the subdivider's agreement.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those 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 swales and/or other above ground storm water drainage facilities. No above grade structures, dams 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. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, **DONALD R. WICK**, Executive Vice President of **ROCKFORD HOMES, INC.**, has hereunto set his hand this \_\_\_ day of \_\_\_, 20\_\_.

Signed and Acknowledged **ROCKFORD HOMES, INC.**  
In the presence of:

By \_\_\_\_\_  
**DONALD R. WICK**,  
Executive Vice President

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **DONALD R. WICK**, Executive Vice President of **ROCKFORD HOMES, INC.**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **ROCKFORD HOMES, INC.**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this \_\_\_ day of \_\_\_, 20\_\_.

My commission expires \_\_\_\_\_  
Notary Public, State of Ohio

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Director,  
Jefferson Water and Sewer District

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Franklin County Planning Commission

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Franklin County Engineer

Approved this \_\_\_ Day of \_\_\_\_\_  
20\_\_ Franklin County Drainage Engineer

This \_\_\_ day of \_\_\_, 20\_\_, rights-of-way for the Drive and Court herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio

Franklin County Commissioners

This plat shall not be transferred or recorded until all required signatures are secured.

Transferred this \_\_\_ day of \_\_\_\_\_  
20\_\_ Auditor, Franklin County, Ohio

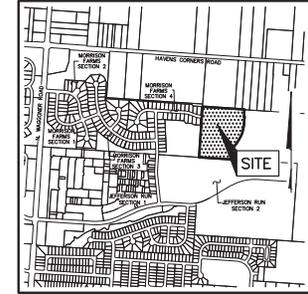
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_ day of \_\_\_\_\_  
20\_\_ at \_\_\_\_\_ M. Fee \$ \_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_ day of \_\_\_\_\_  
20\_\_ Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_ Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING

SCALE: 1" = 1000'

**SURVEY DATA:**

**BASES OF BEARINGS:** The bearings shown hereon were transferred from a field traverse originating from and tying to FCGS Monument Numbers 0027 and 6640, and is based on the Ohio State Plane Coordinate System, South Zone, as per NAD 83.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMIT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED  
By



We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- o = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊗ = Permanent Marker (See Survey Data)

By \_\_\_\_\_ Date \_\_\_\_\_  
Professional Surveyor No. 7865



# MORRISON FARMS EAST

## SECTION 1

DRAINAGE EASEMENT  
FRANKLIN COUNTY DRAINAGE ENGINEER

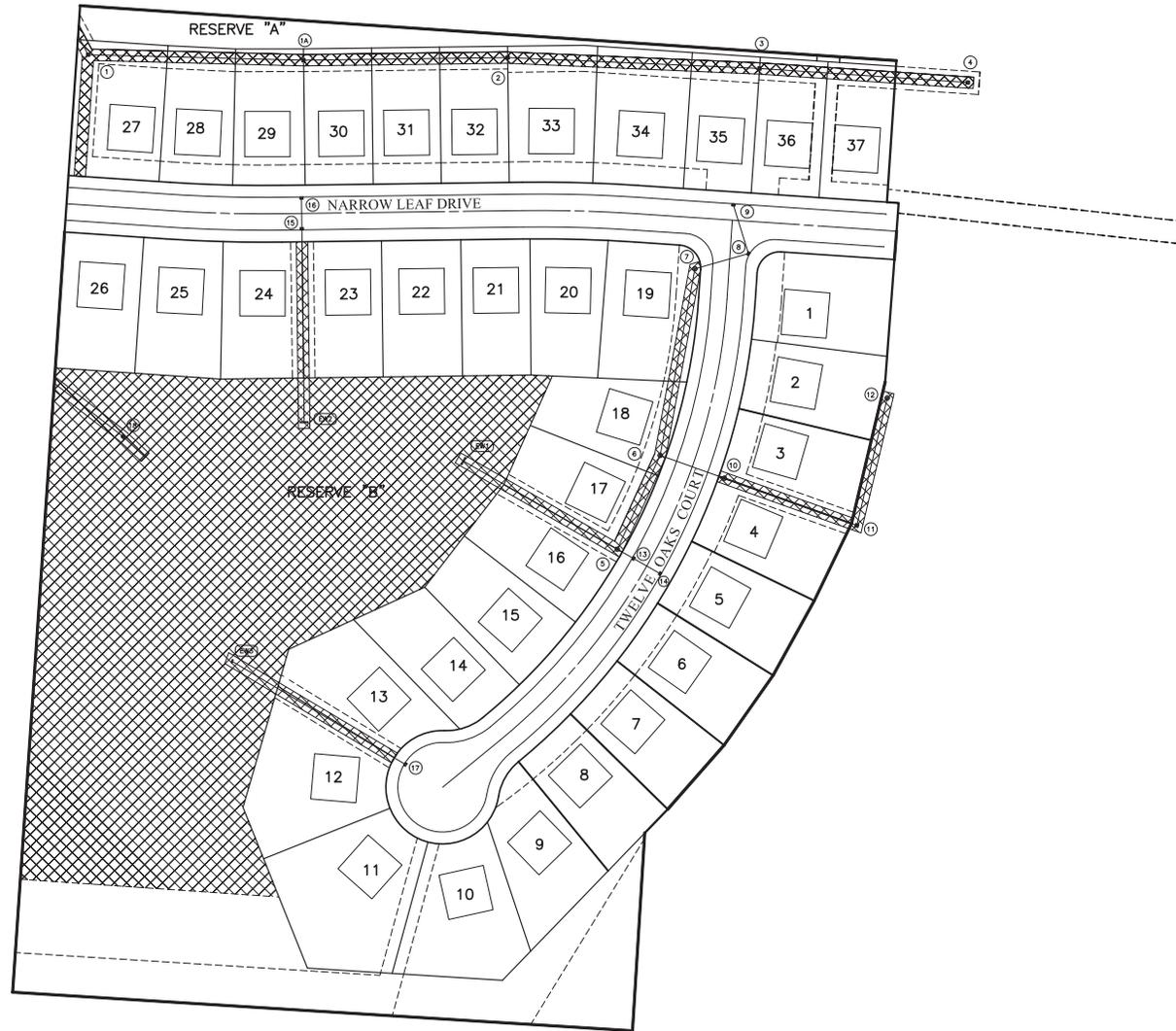
1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

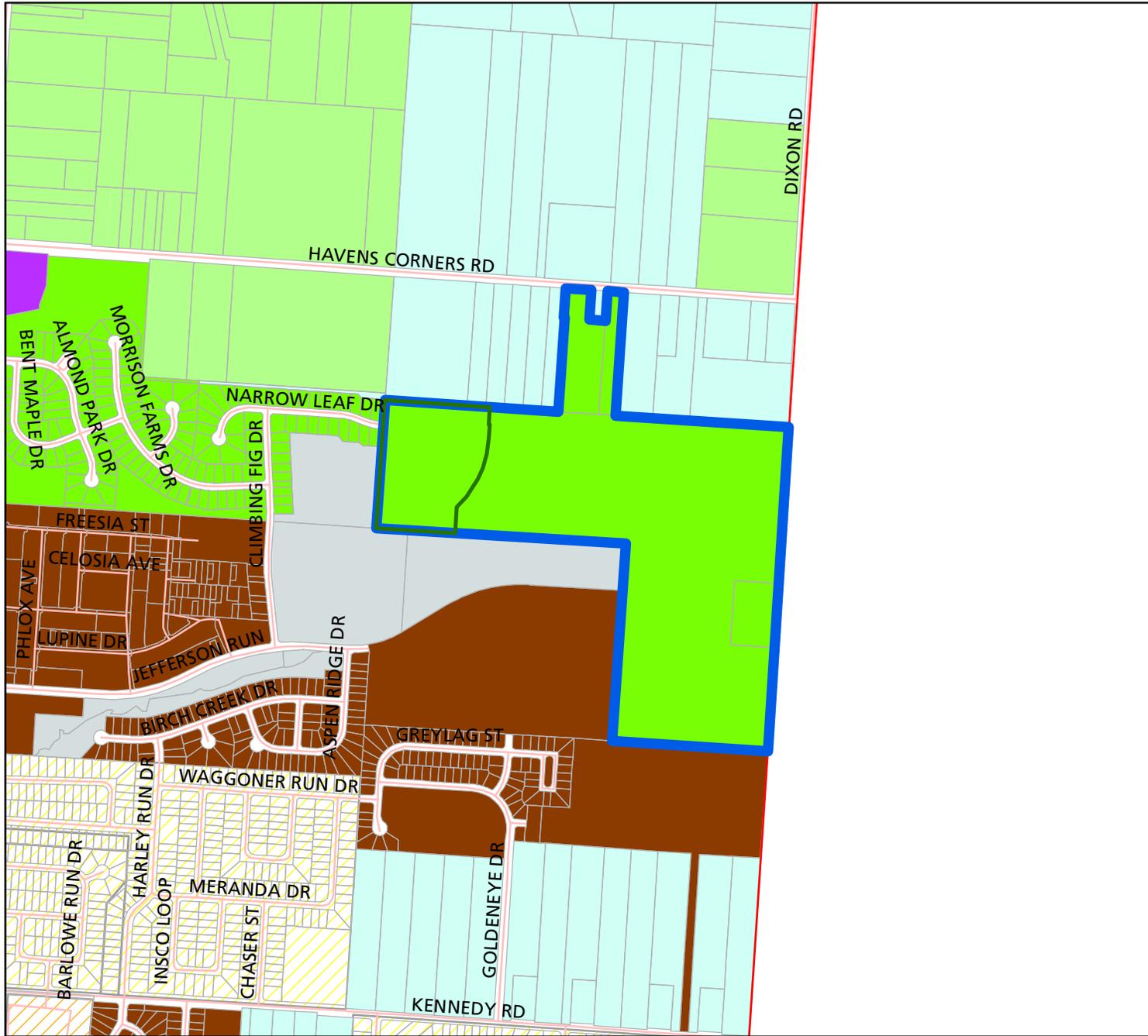
This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

HATCH LEGEND



Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.





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13.211 acres  
Jefferson Township

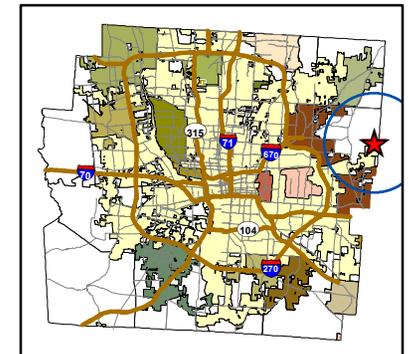
- Section 1
- Morrison Farms East
- Franklin County Boundary
- Parcels
- Streets

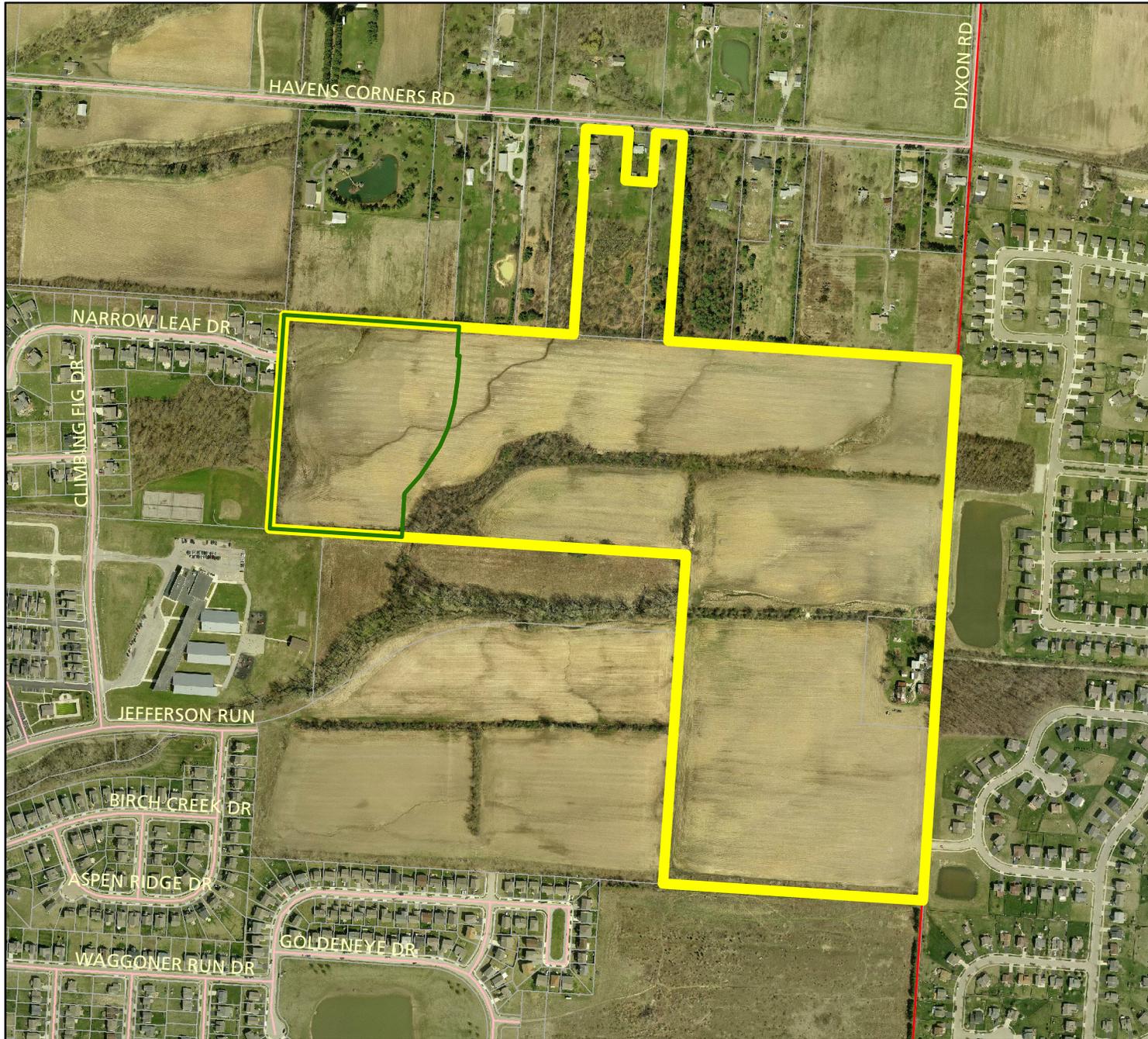
### Jefferson Zoning

- Countryside Residential
- Restricted Suburban
- Planned Suburban Res.
- Suburban Periphery Res.
- Suburban Office & Inst.
- Government

### Columbus Zoning

- Residential
- Multi-family



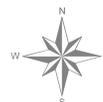
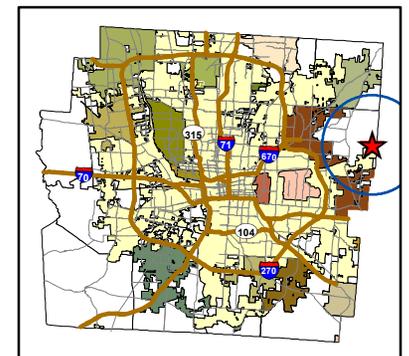


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-  Morrison Farms East
-  Parcels
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