



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 - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, December 9, 2015
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the November 17, 2015 meeting
5. New Business

i. 667-PP-E – Matt Brown

Applicant:	Jeff Strung, EMH&T
Owner:	Pulte Homes of Ohio LLC
Township:	Jefferson Township
Subdivision:	Villages at Jefferson Run
Site:	East side of Waggoner Road, south of Havens Corners Road
Request:	Requesting a two-year extension of the approved preliminary plan for the Villages at Jefferson Run from the preliminary plan expiration date of January 15, 2016.

ii. ZON-15-04 – Matt Brown - Requesting to table until February 10, 2016

Applicant:	George Brobst Jr.
Owner:	The Old Blue Rooster, LLC
Township:	Madison Township
Site:	5952 London Lancaster Road (PID #181-001364 & 181-001365)
Acreage:	13.45 acres
Zoning:	Rural
Utilities:	Private water and wastewater
Request:	Requesting to rezone two parcels from the Rural District to the Select Commercial Planned (SCPD) District.

6. Adjournment of meeting to January 13, 2015



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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Tuesday, November 17, 2015

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Tuesday, November 17, 2015.

Present were:

Nancy White, Chairperson
Tim Guyton
Chet Chaney
Ashley Hoye
Debbie Johnson
Lauren Rummel
Kevin Wheeler

Franklin County Economic Development and Planning Department:
Jenny Snapp, Assistant Director
Matt Brown, Planning Administrator

Chairperson White opened the hearing.

The first order of business being the approval of the Minutes from the October 14, 2015, meeting. Mr. Chaney made a motion to accept the minutes. It was seconded by Ms. Johnson. The motion was approved by a vote of five yeases with two abstentions.

NEW BUSINESS:

The next order of business being Case No. 672-V. The applicants/owners are Rhea Chung and Hong Dong HWA. The township is Plain Township. The site is located at 4915 Babbitt Road. It is 8.563 acres and is served by private water and wastewater. And the request is to table the case until the January 2016 meeting. Mr. Guyton made a motion to remove Case No. 672-V from tabling. It was seconded by Mr. Chaney. The motion was approved by unanimous vote. Mr. Guyton made a motion to table the case until the January 2016 meeting. It was seconded by Mr. Chaney. The motion was approved by a seven-to-zero vote.

The next order of business being Case No. JACK-15-07. The applicant/owner is David Pando. The Owner is Ronald Kientz. The township is Jackson Township. The site is located at 5506 Harrisburg Pike. It is 31.65 acres and is served by private water and wastewater. And the request is to rezone from the Semi-Residential District to the Exceptional Use District. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. JACK-15-07 with Staff's ten recommendations. It was seconded by Ms. Johnson. The motion was approved by a seven-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Ms. Johnson made a motion to adjourn. It was seconded by Mr. Guyton. The motion was passed by unanimous vote. The hearing was adjourned at 2:04 p.m.

Minutes of the November 17, 2015, Franklin County Planning Commission hearing were approved this 9th day of December, 2015.

Signature

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
December 9, 2015

Case 667-PP-Extension

Prepared by: Matt Brown

Applicant:	Jeff Strung, EMH&T
Owner:	Pulte Homes of Ohio LLC
Township:	Jefferson Township
Subdivision:	Villages at Jefferson Run
Site:	East side of Waggoner Road, south of Havens Corners Road
Request:	Requesting a two-year extension of the approved preliminary plan for the Villages at Jefferson Run from the preliminary plan expiration date of January 15, 2016.

Background Information

Proposal:

The Preliminary Plan for the Villages at Jefferson Run Subdivision is set to expire on January 15, 2016. The applicant is requesting a two (2) year extension of the approved Preliminary Plan from the expiration date of January 15, 2016. Upon build-out, the development will have 165 single-family lots with 4.8-acres of open and will be constructed in five phases.

History:

The Preliminary Plan for the Parkwood Subdivision was *conditionally approved* at the January 15, 2014 Planning Commission meeting with the following conditions:

1. The applicant must pay an NPDES Phase II Review fee at the time of filing for construction plan approval.
2. The acreage in reserves must be corrected prior to filing for final plat approval.
3. Reserve “D” must be included on the final plat.
4. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual.
5. Snipe View Loop must be designed with a minimum pavement width of 22 feet.
6. The design of the private street located in Reserve “D” must be approved by the Franklin County Engineer’s office at the time of receiving construction plan approval.
7. As required by 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.
8. The applicant must apply for and receive Preliminary Plan extensions within 2 years of Preliminary Plan approval unless Final Plats for all phases have been accepted within that timeframe. Two years from the date of Preliminary Plan approval will be January 15, 2016. This condition is required by Section 205.13 of the Franklin County Subdivision Regulations.
9. The applicant must work with Jefferson Township to provide screening between Snipe View Loop and the residential lots in the Waggoner Chase subdivision to the south.

A Final Plat for phase two was approved at the October 14, 2015 Planning Commission meeting. Phase two included 27 lots and 1 reserve with 3.41-acres of open space.

Overview and Analysis:

The extension request letter submitted by the applicant indicates that final engineering for Phase 1 of the subdivision is currently under review and that EMH&T has also been authorized to start final engineering for Phase 3.

Technical Review Committee agencies expressed no concerns with the requested Preliminary Plan extension.

Staff Recommendation

Staff recommends *approval* of the 2-year Preliminary Plan Extension for the Villages at Jefferson Run Subdivision with the original Preliminary Plan conditions.

- The Preliminary Plan for the Villages at Jefferson Run Subdivision will expire on **January 15, 2018.**



November 9, 2015

Mr. Mathew Brown
Planning Administrator
Franklin County Economic Development and Planning Department
150 South Front Street
Columbus, Ohio 43215

Subject: Villages at Jefferson Run Subdivision

Dear Mr. Brown,

On behalf of the developer, Pulte Homes, we are respectfully requesting the preliminary plan approval for the Villages at Jefferson Run subdivision be extended for an additional two years from the expiration date on January 15, 2016.

Section Two of the development has been completed and Section One final engineering plans are currently under review by the Franklin County Engineer's Office. EMH&T has also been authorized to start the final engineering for Section Three.

We would request the Franklin County Planning Commission consider the preliminary plan extension for the Villages at Jefferson Run at their December 9, 2015 meeting. Enclosed herein is the extension fee of \$350.00

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeffrey Adam Strung', is written over a large, stylized blue scribble.

Jeffrey Adam Strung, PLA, ASLA
Director of Planning and Landscape Architecture

RECEIVED

NOV 13 2015

Franklin County Planning Department
Franklin County, OH

667-AP-E

From: Josh Simpkins <jsimpkins@cooksladoje.com>
Sent: Monday, November 30, 2015 11:57 AM
To: Brown, Matthew; whebble@franklincountyengineer.org; Susan Brobst
Cc: dreutter@franklinswcd.org; Ramsey,Jim; budb@brocon.net
Subject: RE: Rezoning - 5952 London Lancaster Road, Groveport, Ohio

Thanks, Matt. Please let me know what you hear.

Also - The Old Blue Rooster, LLC would like to request that this matter be tabled for two (2) months. That should be sufficient time for us to complete the checklist items. When you have a moment, please confirm that the tabling fee is \$175 and that the check should be payable to "Franklin County Treasurer." Also, please let me know of any deadline for the check to be submitted.

Thanks.

Joshua M. Simpkins
COOK & SLADOJE CO., LPA
250 E. Broad Street, Suite 1725
Columbus, Ohio 43215
(614)230-0670
jsimpkins@cooksladoje.com

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From: Brown, Matthew [mybrown@franklincountyohio.gov]
Sent: Friday, November 27, 2015 9:37 AM
To: Josh Simpkins; whebble@franklincountyengineer.org; Susan Brobst
Cc: dreutter@franklinswcd.org; Ramsey,Jim; budb@brocon.net
Subject: RE: Rezoning - 5952 London Lancaster Road, Groveport, Ohio

Josh,
The Township submitted the request for a Traffic Impact Study to me via Susan Brobst, Township Administrator. I've copied Susan on this email as she will need to confirm that the Township is no longer requesting the study.

Matt

ZON-15-04

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/>

From: Josh Simpkins [<mailto:jsimpkins@cooksladoje.com>]

Sent: Wednesday, November 25, 2015 3:54 PM

To: whebble@franklincountyengineer.org

Cc: Brown, Matthew; dreutter@franklinswcd.org; Ramsey, Jim; budb@brocon.net

Subject: Rezoning - 5952 London Lancaster Road, Groveport, Ohio

Bill,

I talked to Bud Brobst earlier and he has spoken with one of the Madison Township trustees, Gary McDonald, about the traffic report. It is my understanding that Mr. McDonald indicated that Madison Township would not request a traffic report if Franklin County was not requiring one. I would suggest maybe following up with Ms. Brobst or someone with Madison Township who can confirm that for you. If you are told different information, please let me know.

Thanks and have a great holiday.

Joshua M. Simpkins

COOK & SLADOJE CO., LPA

250 E. Broad Street, Suite 1725

Columbus, Ohio 43215

(614)230-0670

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