

**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, March 13, 2013**  
**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 13, 2013 meeting**
- 5. New Business:**

**A. PERRY-13-04 – Anthony Hray**

<b>Applicant:</b>	Perry Township Zoning Commission
<b>Township:</b>	Perry Township
<b>Request:</b>	Requesting to amend Section 531.083(1) and Section 531.084(2) of the Perry Township Zoning Resolution.

- 6. Adjournment of Meeting to April 10, 2013**



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

**Wednesday, February 13, 2013**

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, February 13, 2013.

Present were:

Tim Guyton, Acting Chairperson  
Roxyanne Burrus  
Chet Chaney  
Gary Collins  
Ashley Hoye  
Sharon Keels  
Stephen Salay  
Kevin Wheeler  
Marty Wicks

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

Acting Chairperson Guyton opened the hearing.

The first order of business being approval of the minutes of the January 9, 2013, meeting. Mr. Collins made a motion to approve the minutes. It was seconded by Ms. Burrus. The motion passed by an eight-to-zero vote.

### **OLD BUSINESS:**

The next order of business being Case No. ZON-12-17. The applicant is Douglas McElwee. The owners are David and Elizabeth Stephens. The township is Hamilton Township. The location is 0 South High Street, 0 Jackson Street. It is 0.77 acres, and the request is to table the case until the April 10, 2013 hearing. Mr. Collins made a motion to bring Case No. ZON-12-17 off the table. It was seconded by Mr. Chaney. The motion was approved by an eight-to-zero vote.

Mr. Chaney made a motion to table Case No. ZON-12-17 to the April 10, 2013 hearing. The motion was approved by an eight-to-zero vote.

### **NEW BUSINESS:**

The next order or business being Case No. JEFF-13-01. The applicant is Jefferson Township. The location is 1490 Climbing Fig. It is 13.24 acres, and the request is to amend an existing Suburban

Periphery Residential District to allow for the construction of ball fields, walking trails, parking area, concessions stand and a restroom facility in an area designated as open space in the Jefferson Run Subdivision.

Mr. Anthony Hray read and presented the case to the Franklin County Planning Commission. Mr. Collins made a motion to approve the case with Staff's recommendations. The motion was seconded by Mr. Chaney. The motion was approved by a nine-to-zero vote.

The next order of business being Case Nos. JACK-13-02 and JEFF-13-03. The applicants are the Jackson Township Zoning Commission and the Jefferson Township Zoning Commission respectively. Jackson Township is requesting to amend Sections 102.02 and 103.03 of the Jackson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA. Jefferson Township is requesting to amend Sections 900.04 and 1100 of the Jefferson Township Zoning Resolution to ensure compliance with Franklin County's NPDES permit as issued by the Ohio EPA.

Mr. Lee Brown read and presented the case to the Franklin County Planning Commission. Mr. Collins made a motion to approve Case No. JACK-13-02. It was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote. Mr. Collins made a motion to approve Case No. JEFF-13-03. It was seconded by Ms. Burrus. The motion was approved by a nine-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Mr. Collins made a motion to adjourn the hearing.

The hearing was adjourned at 1:56 p.m.

Minutes of the February 13, 2013, Franklin County Planning Commission hearing were approved this 13th day of March, 2013.

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*Signature*



**Commissioners**  
 John O'Grady, President  
 Paula Brooks  
 Marilyn Brown

**Economic Development & Planning Department**  
 James Schimmer, Director

Request for

# Township Zoning Recommendation

Franklin County Planning Commission

Township	
<input type="checkbox"/> Jackson	<input type="checkbox"/> Plain
<input type="checkbox"/> Jefferson	<input type="checkbox"/> Prairie
<input checked="" type="checkbox"/> Perry	<input type="checkbox"/> Washington

Case Number
PERRY-13-04

Amendment Type	
<input type="checkbox"/> Map amendment	
<input checked="" type="checkbox"/> Text amendment	
<input type="checkbox"/> Land use plan amendment	

Meeting Dates	
Review Body	Date
Tech Review	2/26/13
Planning Commission	3/13/13
Board of Commissioners:	n/a

Amendment information		
Amendment type	Information required	
Map amendment:	List all parcel IDs to be amended	Zoning district Current: Proposed:
Text amendment	List sections of zoning resolution to be amended <a href="#">Requesting to amend Section 531.083(1) and Section 531.084(2) of the Perry Township Zoning Resolution.</a>	
Plan amendment	Document type: <input type="checkbox"/> New plan <input type="checkbox"/> Existing Plan Plan name:	

Township Zoning Inspector Contact Information	
Name <a href="#">Robin Fellure</a>	
Address <a href="#">7125 Sawmill Road</a>	
<a href="#">Dublin, OH 43016</a>	
Phone # <a href="#">(614) 889-1211</a>	Fax # <a href="#">(614) 791-7894</a>
Email <a href="mailto:Rfellure@perrytp.org">Rfellure@perrytp.org</a>	

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## ***STAFF REPORT***

Planning Commission  
March 13, 2013

### **Case PERRY-13-04**

Prepared by: Anthony Hray

<b>Applicant:</b>	Perry Township Zoning Commission
<b>Township:</b>	Perry Township
<b>Request:</b>	Requesting to amend Section 531.083(1) and Section 531.084(2) of the Perry Township Zoning Resolution.

#### **Summary**

The applicant is seeking an amendment to the Perry Township Zoning Resolution to remove language from Section 531.083(1) and 531.084(2) regarding off-street parking of motor vehicles. The amendment is intended to remove ambiguous language and to more clearly limit off-street parking in the respective zoning districts to be allowed only on a permitted driveway. Staff recommends approval.

#### **Regulation summary**

Section 531.083(1) applies to driveways in the R-1, R-2 and R-4 zoning district. In addition to establishing driveway width limitations, this section restricts the location of off-street parking of motor vehicles. This section currently reads:

Off-street parking of motor vehicles in front of an established building line shall be permitted only on a permitted driveway and not on the required green area.

The amended section will read:

Off-street parking of motor vehicles ~~in front of an established building line~~ shall be permitted only on a permitted driveway ~~and not on the required green area~~.

Section 531.084(2) also applies to driveways in the R-1, R-2 and R-4 zoning district that do not otherwise meet the requirements of Section 531.083 and require a conditional use under Section 815. This section currently reads:

Off-street parking of motor vehicles in front of an established building line shall be permitted only on a permitted driveway and not on the required green area.

The amended section will read:

Off-street parking of motor vehicles ~~in front of an established building line~~ shall be permitted only on a permitted driveway ~~and not on the required green area~~.

#### **Staff Analysis**

A public hearing will be held by the applicant on March 6, 2013 to discuss the proposed amendment. The applicant should consider input from this hearing and revise the text accordingly.

#### **Staff Recommendation**

Staff recommends approval of the proposed text amendment.

**MOTION BY THE  
PERRY TOWNSHIP ZONING COMMISSION  
TO INITIATE A PROPOSED AMENDMENT  
TO THE PERRY TOWNSHIP  
ZONING RESOLUTION**

Motion by Gary Collins seconded by Lucy Plahy to initiate for consideration, pursuant to Ohio Revised Code Section 519.12, a proposed amendment to the Perry Township Zoning Resolution which would, if adopted, revise the following textual provisions of the Zoning Resolution – Amend Section 531.083 (1) Revised Driveway Development Standards by deleting the words: in front of an established building line and not on the required green area. Amend Section 531.084 (2) Revised Driveway other than permitted by deleting the words: in front of an established building line and not on any required green area; with all such proposed textual revisions being reflected in the Zoning Amendment Text having a cover page entitled “Perry Township Zoning Amendment Number 142-RZ-13 dated January 16, 2013 (a copy of which Text shall be appended to the minutes of this meeting). Furthermore and as part of this motion, the Zoning Commission hereby directs that a public hearing on this proposed amendment be held on March 6, 2013 at Perry Township Hall at 6:30 p.m.. located at 7125 Sawmill Road, Dublin, Ohio 43016, and further authorizes and directs the Zoning Inspector to transmit this proposed amendment to the Franklin County Planning Commission for its recommendation, to make the amendment available for public examination and to give notice of this public hearing by publication, all in accordance with applicable law.

# PERRY-13-04

**531.083 Driveway Development Standards in the R-1, R-2 and R-4 Residential Zoning Districts.** A driveway in the R-1, R-2 and R-4 Residential Zoning Districts shall meet the following additional development standards:

- 1) Driveway Width. No driveway in an R-1, R-2 or R-4 Residential Zoning District shall exceed 20 feet in width at the street right-of-way line (except for curb returns), and 33 feet in width beyond the street right-of-way line. For purposes of this section, driveway width limitations are established to maintain a minimum of green space between a residential structure and a public right-of-way in R-1, R-2 and R-4 Residential Zoning Districts. Off-street parking of motor vehicles ~~in front of an established building line~~ shall be permitted only on a permitted driveway ~~and not on the required green area.~~
- 2) Number of Driveways. Each lot in an R-1, R-2 and R-4 Residential Zoning District shall contain one (1) driveway which has only one (1) point of ingress and egress.
- 3) The Driveway as an Accessory Use. No driveway shall be constructed on a lot unless the principal structure is located on the same lot.
- 4) Driveway Setback. Driveways may be permitted in required yards but shall have a setback of no less than three (3) feet from any property line, except where such driveways are developed jointly as a common drive to adjoining lots.
- 5) Turning Pads. All side load garages shall have a turning pad of no less than twenty four (24) feet.

**531.084 Driveway Other Than As Permitted.** A driveway in the R-1, R-2 and R-4 Residential Zoning Districts, except as permitted above, shall be allowed only as a conditional use established in accordance with Section 815 of this Resolution. In addition to the requirements of Section 815, the Applicant shall meet the following conditions:

- 1) Any driveway in excess of 25 feet in width shall maintain at least sixty percent (60%) of the existing front yard area between the building and front lot line at the street right-of-way as natural vegetation and landscaping.
- 2) Off-street parking of motor vehicles ~~in front of an established building line~~ shall only occur on an approved driveway ~~and not on any required green area.~~
- 3) In cases of a loop driveway, the lot width shall be greater than 140 feet along the public right-of-way (corner lots can only count the longest side) feet and there shall be no more than two (2) points of ingress and egress and the width of the drive shall be not greater than ten (10) feet. If established trees are to be affected by the drive location, tree plantings must be replaced with like caliper inches lost as may be determined by the Board of Zoning Appeals.
- 4) No driveway shall be constructed on a lot unless the principal structure is located on the same lot.