

Franklin County Planning Commission

Franklin County Courthouse
373 South High Street - Lobby
Meeting Room A
Columbus, OH 43215

Wednesday, March 11, 2015
1:30 pm

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of By-Laws
5. Approval of minutes from the January 14, 2015 meeting
6. New Business:

A. 671-PP&V – Matt Brown - *Requesting to table until April 8, 2015*

Applicant:	Advanced Civil Design, Inc. – Tom Warner
Owner	Romanelli & Hughes Building Company
Township:	Jefferson Township
Subdivision:	Woodland Creek
Site:	0 Waggoner Road (PID #170-000074)
Acreage:	32.02-acres
Request:	Requesting a Variance from Section 405.07 of the Franklin County Subdivision Regulations and Preliminary Plan approval of a 29 lot single-family subdivision that will fail to provide the required Riparian Setback Area.

B. 660-PP-E– Matt Brown

Applicant:	EMH&T – Jeffrey Strung
Owner	Braumiller Development LLC – Ron Sabatino
Township:	Prairie Township
Subdivision:	Villages at Galloway
Location:	West side of Galloway Road (PID #240-000112)
Acreage:	65.02-acres
Request:	Requesting a two-year extension of the approved preliminary plan for the Villages at Galloway from the preliminary plan expiration date of April 10, 2015.

C. 666-PP-E– Matt Brown

Applicant:	EMH&T – Jeffrey Strung
Owner	M/I Homes of Central Ohio
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Acreage:	76.225-acres
Request:	Requesting a two-year extension of the approved preliminary plan for the Parkwood subdivision from the preliminary plan expiration date of June 12, 2015.

7. Adjournment of meeting to April 8, 2015

FRANKLIN COUNTY, OHIO
COUNTY PLANNING COMMISSION
(By Laws)

A. MEMBERS AND OFFICERS

1. The County Planning Commission, herein after referred to as the CPC, shall consist of eleven (11) members, which include the three members of the Franklin County Board of Commissioners, as well as eight persons who shall be appointed by the Franklin County Board of Commissioners as provided by Section 713.22 of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of three (3) years with terms that expire each year, except that of the eight members first appointed, three (3) shall be appointed for a term of three (3) years, three (3) shall be appointed for a term of two (2) years, and two (2) shall be appointed for a term of one (1) year.
2. ~~Each January~~ At the first meeting of each year, the CPC shall organize by electing a Chairperson and Vice-Chairperson. Officers shall serve one (1) year or until a successor is appointed. Officers are entitled to vote.
3. Upon expiration of a CPC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each CPC member. Each CPC member is responsible for attending each meeting or notifying the Director of the Franklin County Economic Development and Planning Department or the Director's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences may be grounds for removal of a member by a majority vote of the Board, or, at their discretion, grounds for the attending majority of the Board to request the offending member's resignation. The Chairperson shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the Director and/or designee (Franklin County Economic and Planning Department) before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuses.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the CPC.
6. Members shall have the right to appoint alternatives as follows:

To designate an alternate for a county commissioner, the member shall send a letter of appointment to the alternate and deliver a copy of that letter to the Clerk of the Franklin County Board of Commissioners. At the next regular meeting of the Board, the Clerk shall inform the Board of the designation of the alternate, and the Board shall have the designation entered on the journal.

To designate an alternate for any other member of the CPC, the member shall send a letter of appointment to the Clerk of the Franklin County Board of Commissioners designating an individual to serve as that member's alternate. At the next regular

meeting of the Board, the Clerk shall inform the board of the designation of the alternate, which designation the Board may either approve or disapprove. The Board shall enter its decision on the board's journal and, if the alternate is approved, designate the name of the alternate on the journal. The Clerk of the Board shall notify the member of the board's action, and the member shall inform the alternate.

A designated alternate shall serve at the pleasure of the member who makes the designation. Removal of an alternate shall be made by a letter of removal, delivered and journalized by the same method that the alternate was designated.

Once an alternate is designated for a member of the CPC, if that member is absent from a CPC meeting, the alternate has the right to vote and participate in all proceedings and actions of the CPC at that meeting as if the alternate were the member.

B. MEETINGS

1. The CPC shall meet on the second Wednesday of each month, or such other date as approved by the Commission. If the second Wednesday is a holiday, the meeting shall be on the Tuesday preceding. If there are no applications scheduled for consideration no meeting will be held.
2. Each regular meeting shall be held at 1:30 PM in an appropriate room of the Franklin County Courthouse.
3. The CPC shall publish and mail notice as required by the Ohio Revised Code.
4. All meetings of the CPC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of six (6) members of the CPC. Once a quorum has been established, the continued presence of a quorum is required throughout the meeting. (2/12/08) If a quorum is lacking, the meeting shall be postponed or canceled. The County Planning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of CPC members is final. The CPC shall consider and deliberate upon any request for delay should an applicant desire to do so, but because of the dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting.
6. All motions shall be presented in the following manner:
 - i. Preliminary Plan and Final Plat - you must make a motion to reject, approve or approve with conditions.
 - I.e. for a final plat to be denied you must make a motion to reject and this must pass for it to be denied. For a final plat to be approved you must make a motion for approval and this must pass for it to be approved.
 - ii. Variances from the Subdivision Regulations, County Rezoning and Township Rezoning – all motions shall be presented in the affirmative (to approve). You may

approve with conditions. If a motion is defeated, this constitutes a denial of the application.

- iii. Unless otherwise provided by these By-laws, a motion shall pass upon the affirmative vote of a simple majority of the members present. (6/10/09)
7. Unless otherwise provided by these by-laws, a motion shall pass upon the vote of a simple majority of the members present.
8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not fewer than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
9. All persons wishing to speak at a meeting must register to do so with the secretary of the CPC prior to the meeting. Speaker slips may be required.
10. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the CPC shall be heard in the order of filing.

C. POWERS AND DUTIES

1. The CPC shall exercise all powers and perform all duties as permitted under Sections 713.22 and 713.23 of the Ohio Revised Code.

D. CPC STAFF

1. The Franklin County Economic Development and Planning Department shall serve as staff to the CPC, and shall receive, process, and present applications to the CPC.
2. The Franklin County Economic Development and Planning Department shall maintain a record of CPC proceedings.

E. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than eight (8) members.
2. These rules and regulations may be amended from time to time by a majority vote of the CPC membership. Such amendments shall be affective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Date Adopted



Commissioner Marilyn Brown • **Commissioner** Paula Brooks • **Commissioner** John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, January 14, 2015

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, January 14, 2015.

Present were:

Nancy White, Chairperson
Tim Guyton
Roxyanne Burrus
Chet Chaney
Ashley Hoyer
Bart Logan
Vince Papsidero
Lauren Rummel
Jason Sanson
Kevin Wheeler
Marty Wicks

Franklin County Economic Development and Planning
Department: Matt Brown, Planning Administrator
Chairperson White opened the hearing.

The first order of business being Case No. 664-PP-E. The applicant is Fischer Development Company. The owner is Grand Communities, Ltd. The agent is Jeffrey Strung, EMH&T. The township is Jefferson Township. The subdivision is Royal Elm, located at 1459 Waggoner Road. The request is for a two-year extension of the approved preliminary plan for Royal Elm Sections 6 and 7.

Mr. Brown presented the case to the Franklin County Planning Commission. Mr. Papsidero made a motion to approve Case No. 663-PP-E. It was seconded by Mr. Wicks. The motion was approved by an 11-to-zero vote.

The next order of business being approval of the By-Laws. Mr. Wheeler suggested that the by-laws be amended to add language to reflect that the Planning Commission meet to elect the Chairperson and Vice Chairperson at the first meeting of the year where there is a case on the agenda. It was seconded by Mr. Chaney. Mr. Brown will provide full language at the next meeting. The motion was approved by an 11-to-zero vote.

The next item of business being the election of the Chairperson for the 2015 Planning Commission.

Mr. Guyton made a motion to elect Nancy White as the Chairperson. It was seconded by Mr. Chaney. The motion was approved by a vote of ten yeses with one abstention.

The next item of business being the election of the Vice Chairperson for the 2015 Planning Commission. Mr. Chaney made a motion to elect Tim Guyton as the Vice Chairperson. It was seconded by Ms. Burrus. The motion was approved by a vote of ten yeses with one abstention.

The next item of business on the agenda was approval of the meeting minutes from the December 10, 2014 meeting. Mr. Papsidero made a motion to approve the minutes. It was seconded by Mr. Sanson. The motion was approved by a vote of ten yeses with one abstention.

There being no further business coming before the Franklin County Planning Commission, the hearing was adjourned.

The hearing was adjourned at 1:45 p.m.

Minutes of the January 14, 2015, Franklin County Planning Commission hearing were approved this 11th day of March, 2015

Signature

From: David Storck <dstorck@advancedcivildesign.com>
Sent: Thursday, February 26, 2015 1:29 PM
To: Brown, Matthew
Cc: Ramsey,Jim; Welch,Brent; 'McCroskey, Charles'; Tom Warner
Subject: Woodland Creek Tabling Request

Matt,

Per our conversation this afternoon, we are requesting to table our submittal until the April 8th FCPC meeting.. We feel this will give us the time necessary to appropriately respond to and address the issues raised in the recent technical committee review meeting.. We understand that our revised material will need to be submitted by noon on March 17th in order to meet the April 8th meeting agenda..

We are hopeful that you can support our tabling request based on the history of this project and our commitment to meet the issues raised in the recent review meeting.. The tabling fee of \$175.00 will be provided to your office later today or first thing tomorrow morning... We are preparing the check and will have it couriered to your attention ASAP...

Thanks again for your time and help through this process.. Let me know if there is anything additional to address based on our stated request..

Thanks,

David Storck

Advanced Civil Design, Inc.

422 Beecher Road
Gahanna, Ohio 43230
614-428-7750 main
614-428-7755 fax
614-944-5080 direct

From: Brown, Matthew [mailto:mybrown@franklincountyohio.gov]
Sent: Wednesday, February 25, 2015 9:14 AM
To: David Storck
Cc: Ramsey,Jim; Welch,Brent; 'McCroskey, Charles'
Subject: RE: Woodland Creek

David,

The sections you've indicated below are correct, in addition to the riparian setback variance from Section 405.07. Regarding the ROW width, I asked Brent at the meeting what his thoughts would be on a 50' versus 60' ROW to get a sense of whether or not the variance request would be supported. Although he did not indicate any concerns, a Variance is still needed as the 60' standard is a requirement of the Subdivision Regulations.

Below is a bulleted list of the items brought up yesterday:

[EDP Comments](#)

- Section 402.01 – Poorly Drained Soils
 - Add note to cover page indicating that poorly drained soils exist on the development site and which lots are impacted. Identify within this note whether or not those lots will have below grade floor elevations

(basements) and if they will, how wetness issues will be addressed/mitigated. Below grade floor elevations are not permitted in these soils so if basements are proposed, a Variance 671-PP&V

- Section 404.21 – Wetlands
 - Wetlands must be delineated by qualified professionals and a wetland delineation is valid for 5 years. A new wetland delineation is needed for the proposed subdivision. The delineation report must be submitted as part of the preliminary plan in addition to a CD containing the wetland boundaries in a format acceptable to the Franklin Soil & Water Conservation District
- Section 502.15 – Street Classification and Design
 - Local uncurbed street section must include a 60 foot ROW. A 50 ROW has been proposed within an uncurbed street section so a variance is required.
- Section 508 – Homeowners and Property Owner Associations
 - A declaration of covenants and restrictions must be submitted with the preliminary plan application
- Add a Riparian Setback note to the cover sheet indicating permitted activities in accordance with Section 405.11 and the adopted zoning
- Update “Open Space” labels and references to “Reserve” as needed
- Update the Street Trees/Plantings note by removing the sentence about “Non-Disturb” and putting that sentence into the “Open Space” note
- Designate notes with the word “Note” followed by letters (A, B, C, etc.)
- Remove the “Variances” note from the cover page

Drainage Comments

- Refer to the Storm Water Drainage Manual for requirements
- Label pre-development contours

Traffic Comments

- Conditions from previous Preliminary Plan approval need to carry forward
- Update culvert and road widening notes so that both notes are on all appropriate sheets

Zoning

- Removing the following notes from the cover page
 - Deed Restrictions/Covenants
 - Parking
 - Signage
 - Mailboxes
 - Lighting
 - Sales Model
- Check with Charles McCroskey regarding appropriate language within the “Storm Drainage” note

Please let me know if you have any questions regarding EDP comments. For questions about comments from other agencies, please contact those agencies to discuss (I've copied them on this email). If the requested revisions and additional information cannot be submitted by Friday I would recommend that a tabling be requested. If the materials are not received by Friday and a tabling request is not submitted then we would have to make a recommendation based on the information that we have at this time. A tabling request has a fee for a first tabling of \$175 and for subsequent tabling requests a fee of \$350.

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

Fax: 614-525-7155

<http://development.franklincountyohio.gov/>

671-PP&V

From: David Storck [<mailto:dstorck@advancedcivildesign.com>]

Sent: Tuesday, February 24, 2015 10:38 PM

To: Brown, Matthew

Subject: Woodland Creek

Matt,

Can you confirm the 2 variances we discussed this afternoon?.. I have the following:

402.01 B

Basements in the PM soil area (No basements allowed)

502.15

50' R/W for the non-curbed 22' wide section (60' R/W Required)

The reason I ask is I thought we discussed and decided that the reduced 50' R/W was okay for the short distance we have, but then I still remember you saying 2 variances were required in addition to the original riparian setback encroachment.. I think I may have missed something and again and hoping you can confirm..

I should have our official response on how we plan to proceed later tomorrow.. I think with the tasks at hand we will need to table until the next technical review meeting..

Thanks,

David Storck

Advanced Civil Design, Inc.

422 Beecher Road

Gahanna, Ohio 43230

614-428-7750 main

614-428-7755 fax

614-944-5080 direct

STAFF REPORT

Planning Commission
March 11, 2015

Case 660-PP-Extension

Prepared by: Matt Brown

Owner:	Braumiller Development LLC c/o T&R Properties
Applicant/Engineer:	Jeffrey Strung, EMH&T
Subdivision:	Villages at Galloway
Township:	Prairie Township
Location:	West side of Galloway Road, north of O'Harra Road
Utilities:	Public Water and Sewer
Acreage:	41.35-acres
Request:	Requesting a two-year extension of the approved preliminary plan for the Villages at Galloway from the preliminary plan expiration date of April 10, 2015.

Background Information

Proposal:

The Preliminary Plan for the Villages at Galloway is set to expire on April 10, 2015. The applicant is requesting a two (2) year extension of the approved Preliminary Plan from the expiration date of April 10, 2015. The development will have 92 single-family lots with 1.2-acres of open space and an 11.5-acre reserve for 72 future multi-family units. The subdivision will be built in 4 phases. This is the second Preliminary Plan extension request.

History:

The Preliminary Plan for the Villages at Galloway was *conditionally approved* at the May 9, 2012 Planning Commission meeting with the following conditions:

1. The applicant will be required to participate in the Big Darby Revenue Program; the details will need to be worked out prior to the applicant applying for Final Plat for the proposed development.
2. The applicant will be required to meet all the conditions outlined in the letter from Ohio EPA concerning the ground water recharge credits prior to applying for Construction Plan approval for the proposed development.
3. The applicant will be required to meet all Ohio EPA Standards as stated in the Big Darby Creek Watershed Construction Permit.
4. The applicant will be required to place the stormwater infrastructure under the Ditch Petition Process for future maintenance.
5. The applicant will be required to complete a Traffic Study prior to Planning Commission approving the Final Plat for the proposed development.
6. The applicant will be required to dedicate additional right-of-way along Galloway Road, O'Harra Road and Alkire Road in accordance with the Franklin County Thoroughfare Plan.

7. The applicant explores additional storm water treatment options (i.e. treatment train options) to reduce the impact on the Big Darby Watershed in accordance with the Big Darby Accord Watershed Master Plan where feasible.
 - a. Utilize the BMP Toolkit provided in the Accord Plan
8. The applicant will be required to install sidewalks within the development.
9. The applicant will be required to pay \$2,450 for their NPDES Phase II review prior to filing for Final Plat approval.
10. Fencing will be required along the property line of all lots adjacent to the open space and include signage at the midpoint of each rear lot line indicating that the area is a no disturb natural area.
11. Prior to Final Plat approval the ownership and maintenance responsibility of the 1.2-acres of open space will need to be identified.
12. Prior to filing for Final Plat the sidewalk/bike path issue along the west side of Galloway Road must be resolved.
13. Work with Prairie Township to design an acceptable street lighting plan for the development.

A 2-year extension to the approved Preliminary Plan was granted by the Planning Commission on April 10, 2013.

Overview and Analysis:

The extension request letter submitted by the applicant indicates that with improving market conditions and demand for new housing stock the developer is confident the project will move forward.

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 Galloway Subdivision with the original Preliminary Plan conditions.

- The Preliminary Plan for the Villages at Galloway will expire on **April 10, 2017.**



February 17, 2015

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

Subject: Villages at Galloway Subdivision

Dear Mr. Brown,

On behalf of the developer, Ron Sabatino, we are respectfully requesting the preliminary plan approval for the Villages at Galloway subdivision be extended for an additional two years from the expiration date on April 10, 2015.

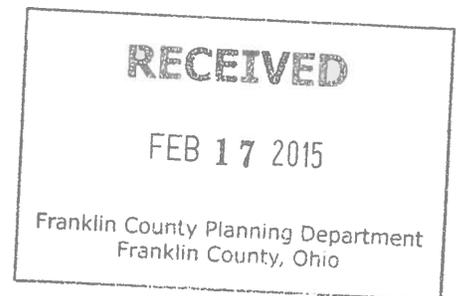
With the continued improvement of the market conditions and the demand for new housing stock the developer is confident the project will move forward.

We would request the Franklin County Planning Commission consider the preliminary plan extension for the Villages at Galloway at their March 11, 2015 meeting.

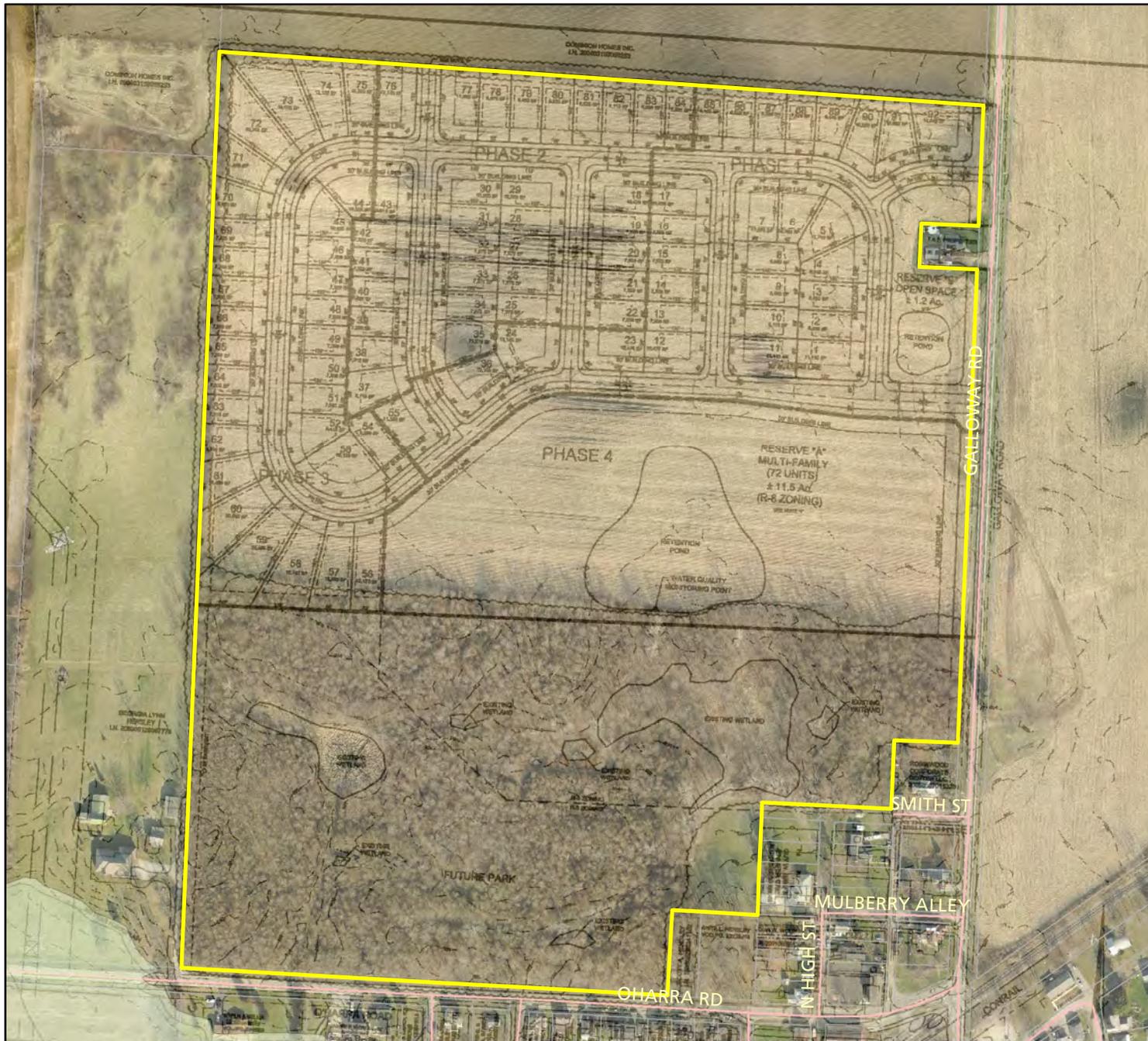
Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Adam Strung", is written over a large, light-colored scribble.

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



660-PP-E

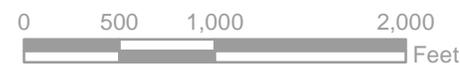
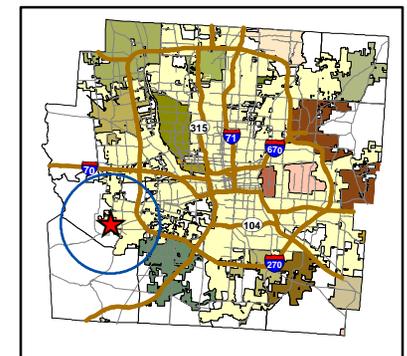


660-PP-E

Requesting a two-year extension of the approved preliminary plan for the Villages of Galloway.

65.2 acres
PrarieTownship

- Villages at Galloway
- Parcel
- / Streets



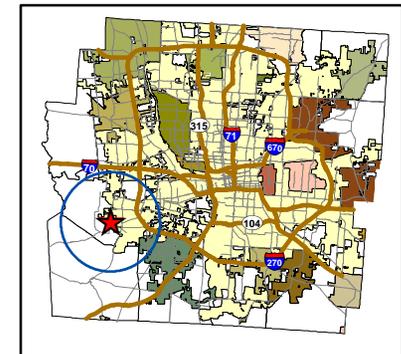


660-PP-E

Requesting a two-year extension of the approved preliminary plan for the Villages of Galloway.

65.2 acres
Prarie Township

-  Villages at Galloway
-  Big Darby Setbacks
-  Parcel
-  Streets



STAFF REPORT

Planning Commission
March 11, 2015

Case 666-PP-Extension

Prepared by: Matt Brown

Owner:	M/I Homes of Central Ohio
Applicant/Engineer:	Jeffrey Strung, EMH&T
Township:	Jefferson Township
Subdivision:	Parkwood
Site:	7664 Clark State Road (PID #170-000018)
Utilities:	Public Water and Sewer
Acreage:	76.23-acres
Request:	Requesting a two-year extension of the approved preliminary plan for the Parkwood subdivision from the preliminary plan expiration date of June 12, 2015.

Background Information

Proposal:

The Preliminary Plan for the Parkwood Subdivision is set to expire on June 12, 2015. The applicant is requesting a two (2) year extension of the approved Preliminary Plan from the expiration date of June 12, 2015. The development will have 76 single-family lots with 33-acres of open and will be constructed in three phases.

History:

The Preliminary Plan for the Parkwood Subdivision was conditionally approved at the June 12, 2013 Planning Commission meeting with the following conditions:

1. The applicant must pay \$2,000 for their NPDES Phase II Review at the time of filing for construction plan approval.
2. The applicant must provide a maintenance easement on the final plat for access to the retention/detention ponds located in reserves "E" and "G".
3. The stream buffer zone label along Swisher Creek must be revised on the Final Plat to be a stream buffer zone/drainage easement.
4. Note "I" addressing the stream buffer zone must be revised and included on the final plat for Phase 2. The revision includes adding "Drainage Easement" to the note's title and adding language in the note that drainage maintenance activities are permitted in the buffer zone.
5. The applicant must pay for any off-site improvements deemed necessary by the Franklin County Engineer's office based on the Traffic Impact Study.
6. Forty (40) feet of right-of-way from the centerline along the property frontage on Clark State Road must be dedicated to the Board of County Commissioners.
7. The existing access drive to reserve "E" that is not indicated as a maintenance drive must be closed to in coordination with the County Engineer's Office.

8. The drive to reserve “E” indicated as a maintenance drive and the maintenance drive proposed for reserve “G” must be permitted by the County Engineer’s Office and gated to prevent unauthorized access.
9. The applicant must execute a maintenance bond to be in effect for a period of 5 year from the date of public street acceptance by the Franklin County Board of Commissioners. The bond must be executed following the Franklin County Engineer’s office final inspection and prior to the public street acceptance.
10. All stormwater infrastructure must comply with the Franklin County Stormwater Drainage Manual.
11. All landscaping planted as part of the subdivision construction must be of species native to central Ohio.
12. 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.
13. 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 June 12, 2015. This condition is required by Section 205.13 of the Franklin County Subdivision Regulations.

A Final Plat for phase one was approved at the June 12, 2013 Planning Commission meeting. Phase one included 34 lots and 4 reserves.

Overview and Analysis:

The extension request letter submitted by the applicant indicates that the developer intends on building the second phase in late fall of 2015 or early spring of 2016 and depending on market conditions, the third and final phase in 2017.

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 Parkwood Subdivision with the original Preliminary Plan conditions.

- The Preliminary Plan for the Parkwood Subdivision will expire on **June 12, 2017.**



February 17, 2015

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

Subject: Parkwood Subdivision

Dear Mr. Brown,

On behalf of the developer, M/I Homes of central Ohio, we are respectfully requesting the preliminary plan approval for the Parkwood subdivision be extended for an additional two years from the expiration date on June 12, 2015.

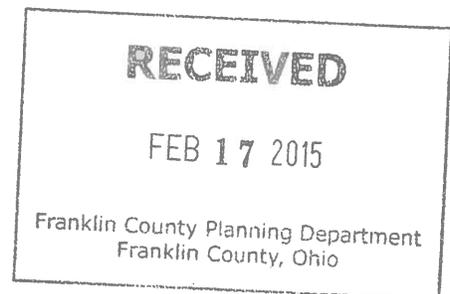
The first phase of infrastructure was completed in 2014 and the construction of the homes have started. The developer intends on building the second phase of the development in late fall of 2015 or early spring of 2016. Depending upon market conditions, the third and final phase will be constructed in 2017.

We would request the Franklin County Planning Commission consider the preliminary plan extension for Parkwood at their March 11, 2015 meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Adam Strung".

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

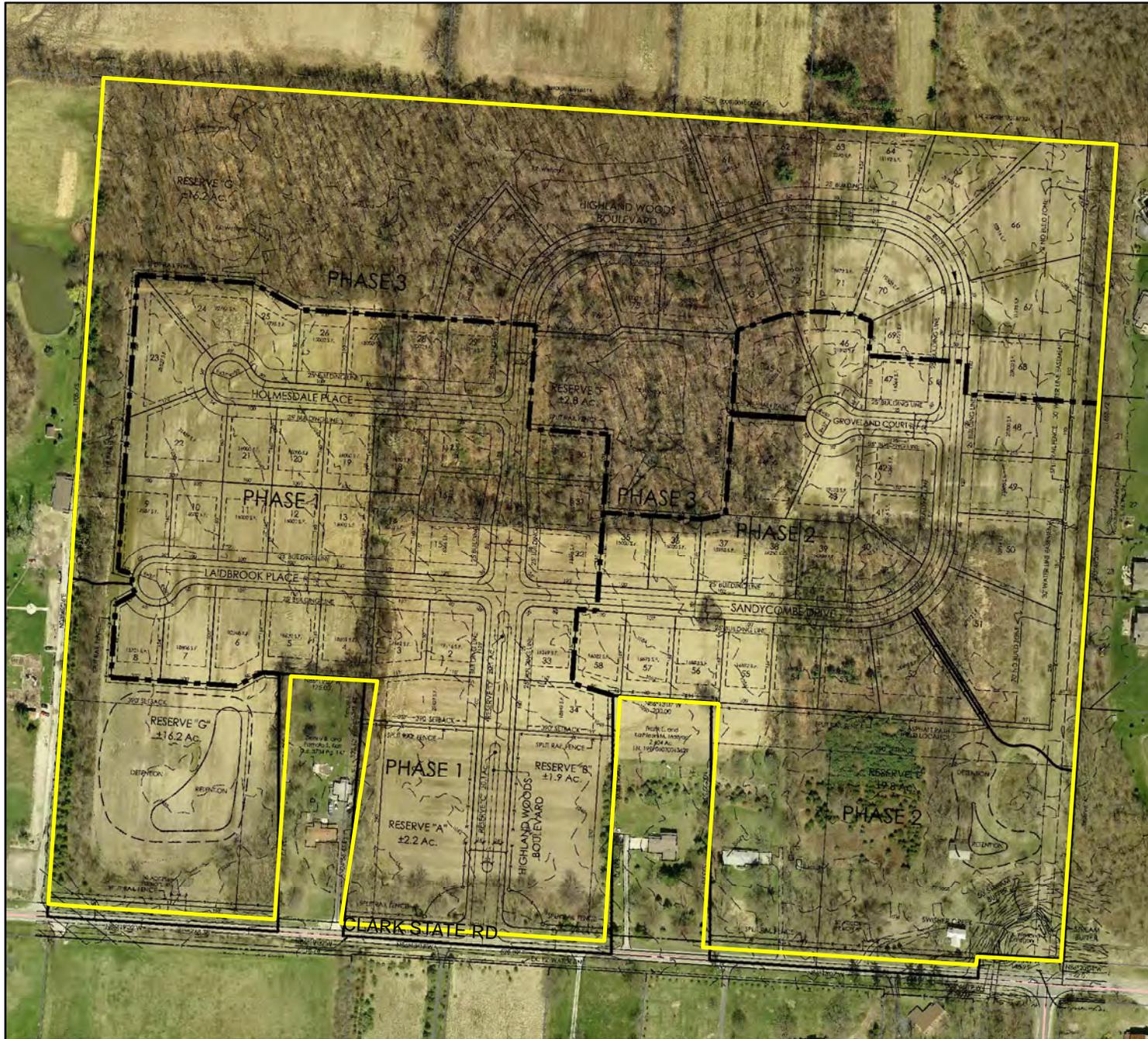


666-PP-E

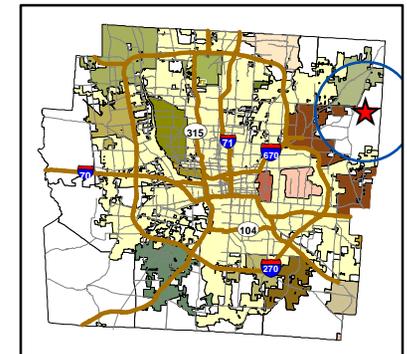
666-PP-E

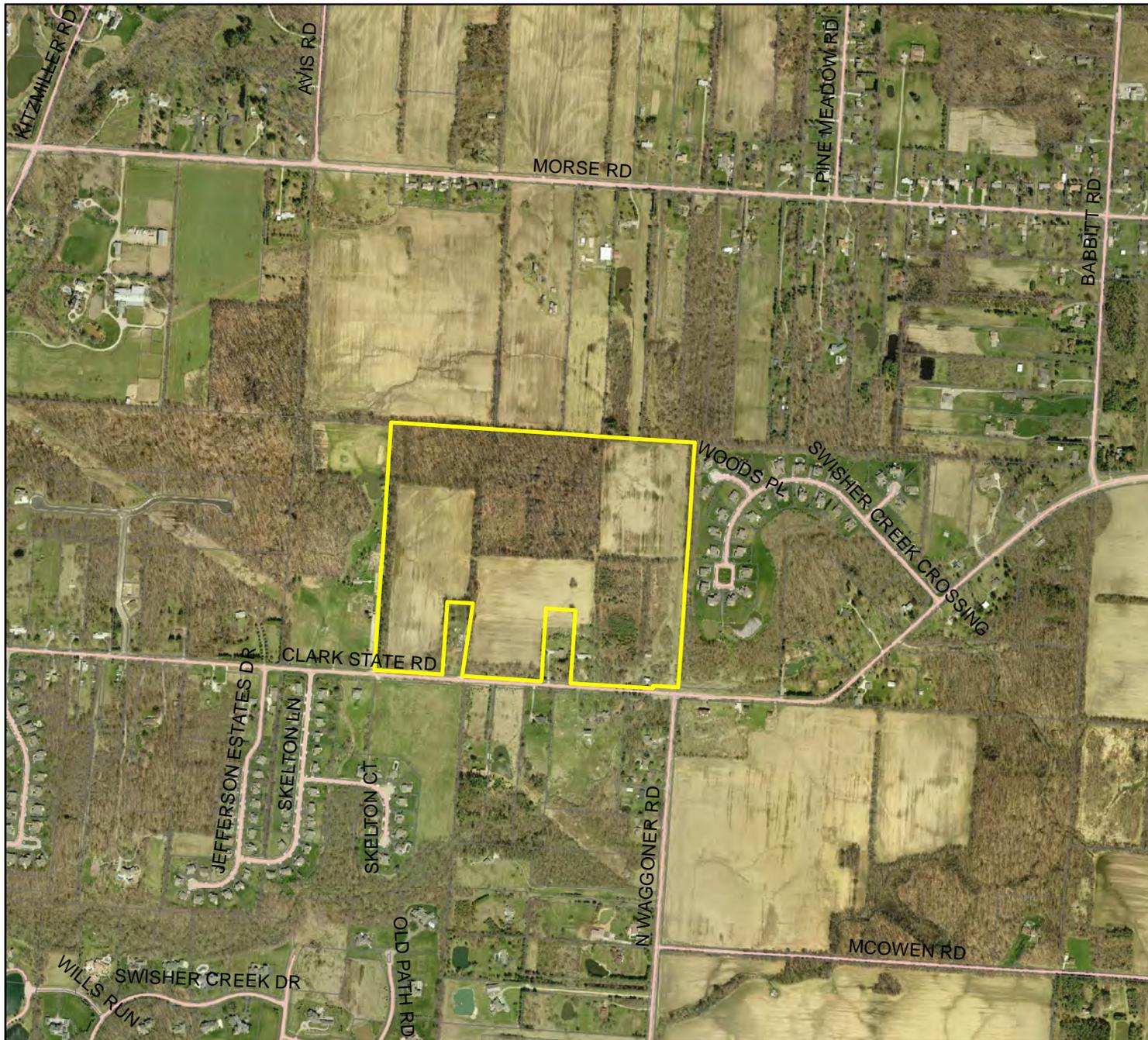
Requesting a two-year extension of the approved preliminary plan for the Parkwood subdivision from the preliminary plan expiration date of June 12, 2015.

Jefferson Township



-  Parkwood
-  Parcels
-  Streets





666-PP-E

Requesting a two-year extension of the approved preliminary plan for the Parkwood subdivision from the preliminary plan expiration date of June 12, 2015.

Jefferson Township

-  Parkwood
-  Parcels
-  Streets

