

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, May 11, 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 April 13, 2016 meeting
5. New Business:

i. 663-FP(g) – Matt Brown

Owner:	Grand Communities, Ltd. – Todd E. Huss
Engineer:	EMH&T – Matt Kirk
Township:	Jefferson Township
Subdivision:	Royal Elm Section 7
Site:	1459 Waggoner Road (PID #171-000025)
Acreage:	6.868 acres
Request:	Requesting Final Plat approval to allow the creation of 34 single-family lots.

ii. 675-V – Matt Brown

Owner:	Bruce and Lorraine Chase
Agent:	Jack Brickner
Township:	Blendon Township
Site:	4102 Walnut Street (PID #110-005929)
Acreage:	5.85 acres
Request:	Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a minor subdivision with a side lot line that is more than 5 degrees of being perpendicular to the street centerline.

iii. JACK-16-02 – Matt Brown

Owner/Applicant:	Daniel Menninger
Township:	Jackson Township
Site:	1220 Stringtown Road (PID #160-001096 and 160-001097)
Acreage:	0.92 acres
Zoning:	Suburban Residential District with Mixed-Use Corridor District (MUC)
Request:	Requesting to rezone two parcels from the Suburban Residential District to the Community Service District.

iv. JACK-16-03 – Matt Brown

Owner/Applicant:	Jim Rauck
Township:	Hamilton Township
Site:	1380 Stringtown Road (PID #160-000943)
Acreage:	1.92 acres
Zoning:	Semi-Rural Residential District with Mixed-Use Corridor District (MUC)
Request:	Requesting to rezone from the Semi-Rural Residential District to the Community Service District.

v. ZON-16-02 – Matt Brown - *Requesting to table until June 8, 2016*

Owner/Applicant:	Sun Valley Oil Company
Township:	Pleasant Township
Site:	6950 Harrisburg Pike (PID #230-000084)
Acreage:	0.54 acres
Zoning:	Rural District
Utilities:	Private waste water
Request:	Requesting to rezone from the Rural District to the Select Commercial Planned District.

6. Adjournment of meeting to June 8, 2016



Commissioner John O'Grady • **Commissioner** Paula Brooks • **Commissioner** Marilyn Brown
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MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, April 13, 2016

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, April 13, 2016.

Present were:

Nancy White
Dan Blechschmidt
Kevin Wheeler
Debbie Johnson
Lauren Rummel
Roxyanne Burrus
Chet Chaney

Franklin County Economic Development and Planning Department:

Matt Brown, Planning Administrator
Brad Fisher, Planner
Bryan Rhoads, Blendon Township Administrator

Nancy White 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 being the approval of the minutes from the February 10, 2016, meeting. Mr. Chaney made a motion to approve the minutes of the February 10, 2016, minutes. The motion was seconded by Mr. Blechschmidt. The motion was approved by a vote of five-to-zero with two abstentions.

NEW BUSINESS:

The next item of business being the announcement of the passing of Wilbur "Wib" Smith, an original member of the Commission.

The next item of business being Case No. ZON-16-01. Mr. Wheeler made a motion to table Case No. ZON-16-01 until the June meeting. The motion was seconded by Ms. Johnson. The motion was approved by a vote of seven-to-zero.

The next item of business being Case No. BLEN-16-01. The applicant is the Blendon Township Zoning Commission. The township is Blendon Township. The applicant is proposing several text amendments to the Blendon Township Zoning Resolution. Mr. Brown read and presented the case to the Franklin County Planning Commission. Mr. Chaney made a motion to approve Case No. BLEN-16-01. The motion was seconded by Ms. Burrus. The motion was approved by a vote of seven-to-zero.

There being no further business coming before the Franklin County Planning Commission, Ms. Johnson made a motion to adjourn the hearing. By unanimous vote, the hearing was adjourned at 1:48 p.m.

Minutes of the April 13, 2016, Franklin County Planning Commission hearing were approved this 11th day of May, 2016.

Signature

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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
May 11, 2016

Case 663-FP(g)

Prepared by: Matt Brown

Owner:	Grand Communities, LTD – Todd E. Huss
Engineer:	EMH&T – Matthew Kirk
Township:	Jefferson Township
Subdivision	Royal Elm Section 7
Site:	1459 Waggoner Road (PID #171-000025)
Acreage:	6.868- acres
Utilities:	Public Water and Sewer
Request:	Requesting Final Plat approval to allow the creation of 34 single-family lots.

Background Information

History:

The Preliminary Plan for Royal Elm Sections 5, 6 and 7 was approved on January 9, 2013. A Final Plat for Royal Elm Section 5 was approved on April 10, 2013. A Preliminary Plan Extension was approved for Sections 6 and 7 on January 14, 2015 and a Final Plat for Section 6 was approved on August 12, 2015.

Proposal:

The applicant is requesting Final Plat approval of Royal Elm Section 7 that will create 34 single-family lots.

Overview and Analysis

Technical Review Committee agencies expressed no concerns with the Final Plat and the Final Plat conforms to the approved Preliminary Plan.

Staff Recommendation

Staff recommends ***approval*** of the Final Plat for Royal Elm Subdivision, Section 7.

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.

ROYAL ELM SECTION 7

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Quarter Township 4, Township 1, Range 16, United States Military Lands, containing 6.868 acres of land, more or less, said 6.868 acres being part of that tract of land conveyed to GRAND COMMUNITIES, LTD., by deed of record in Instrument Number 20060110005715, Recorder's Office, Franklin County, Ohio.

The undersigned, GRAND COMMUNITIES, LTD., a Kentucky limited partnership, by FISCHER DEVELOPMENT COMPANY, a Kentucky corporation, its General Partner, by TODD E. HUSS, President, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "ROYAL ELM SECTION 7", a subdivision containing Lots numbered 225 to 258, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Avenue and Street shown hereon and not hereinafter dedicated.

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.

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

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

Approved and accepted this ___ day of ___, 20___, wherein all of the Avenue and Street shown dedicated hereon are accepted by the Commissioners for the County of Franklin, 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. For \$

Recorder, Franklin County, Ohio

File No. _____

Recorded this ___ day of ___ 20___

Deputy Recorder, Franklin County, Ohio

Plat Book ___ Pages _____

In Witness Whereof, TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of GRAND COMMUNITIES, LTD., has hereunto set his hand this ___ day of ___ 20___

Signed and Acknowledged
In the presence of: GRAND COMMUNITIES, LTD.
By: FISCHER DEVELOPMENT COMPANY,
General Partner

By: TODD E. HUSS, President

STATE OF
COUNTY OF

Before me, a Notary Public in and for said State, personally appeared TODD E. HUSS, President of FISCHER DEVELOPMENT COMPANY, General Partner of GRAND COMMUNITIES, LTD., who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said FISCHER DEVELOPMENT COMPANY for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ___ day of ___ 20___

My commission expires ___ Notary Public, State of Ohio



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the same meridian as the bearings shown on the subdivision plat entitled "Royal Elm Section 7", of record in Plat Book 107, Pages 27 and 28, Recorder's Office, Franklin County, Ohio. On said plat of record, a portion of the centerline of Biltmore Drive has a bearing of South 86°28'34" East.

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 and bearing the initials EMHT 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 and 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.

Permanent markers, where indicated hereon in positions other than 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 and are to be set with the top and flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap 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 _____ Professional Surveyor No. 7865 Date _____

RECEIVED
MAR 17 2016
Franklin County Planning Department
Franklin County, OH
6603-FP(g)

ROYAL ELM SECTION 7

NOTE "A" - At the time of platting, all of Royal Elm Section 7 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0218K, with effective date of June 17, 2008.

NOTE "B" - The purpose of this plat is to show certain property rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "C" - MINIMUM FRONT, SIDE AND REAR YARD SETBACKS:
 Front: 20-25 feet minimum, as shown hereon
 Side: 5 feet minimum each side
 Rear: 25 feet

NOTE "D" - At the time of platting, all of Royal Elm Section 7 is in the Licking Heights Local School District.

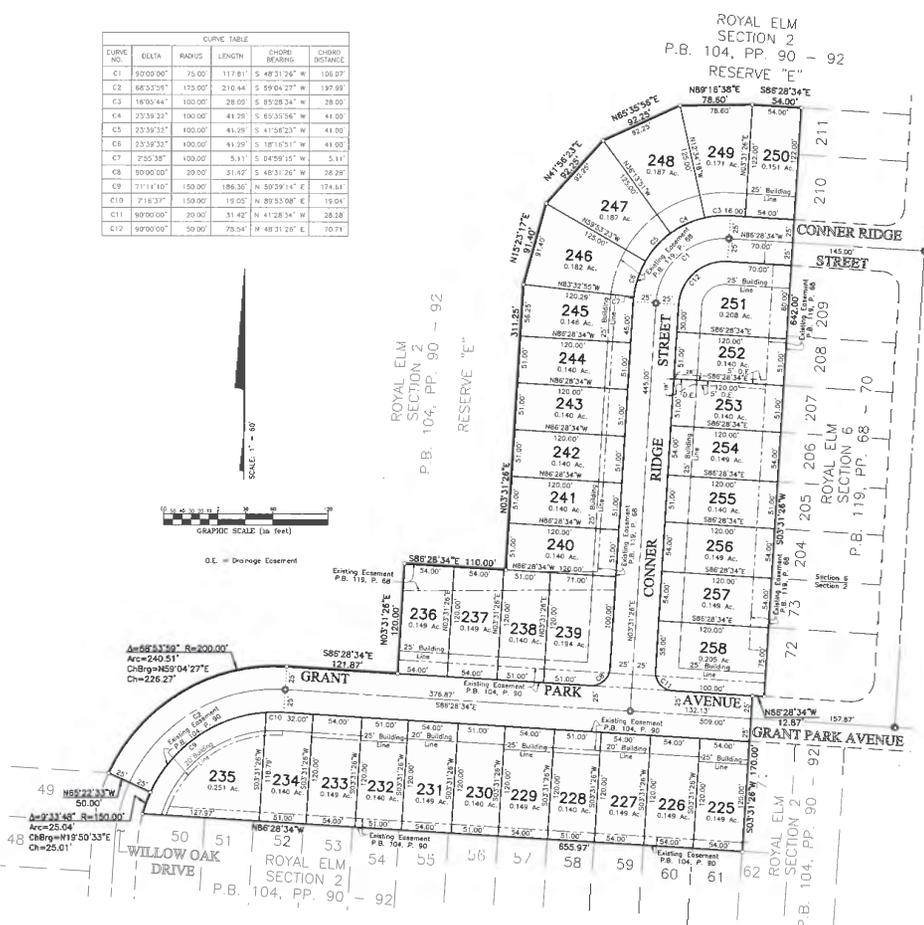
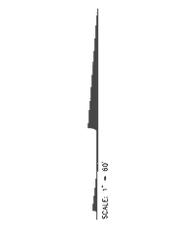
NOTE "E" - Prior to the construction of the footing/foundation for the residential building to be constructed on each of lots 244 to 249 and 251 to 254, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.

NOTE "F" - ACREAGE BREAKDOWN:
 Total acreage: 6.868 Ac.
 Acreage in Right-of-way: 1.527 Ac.
 Acreage in remaining lots: 5.341 Ac.

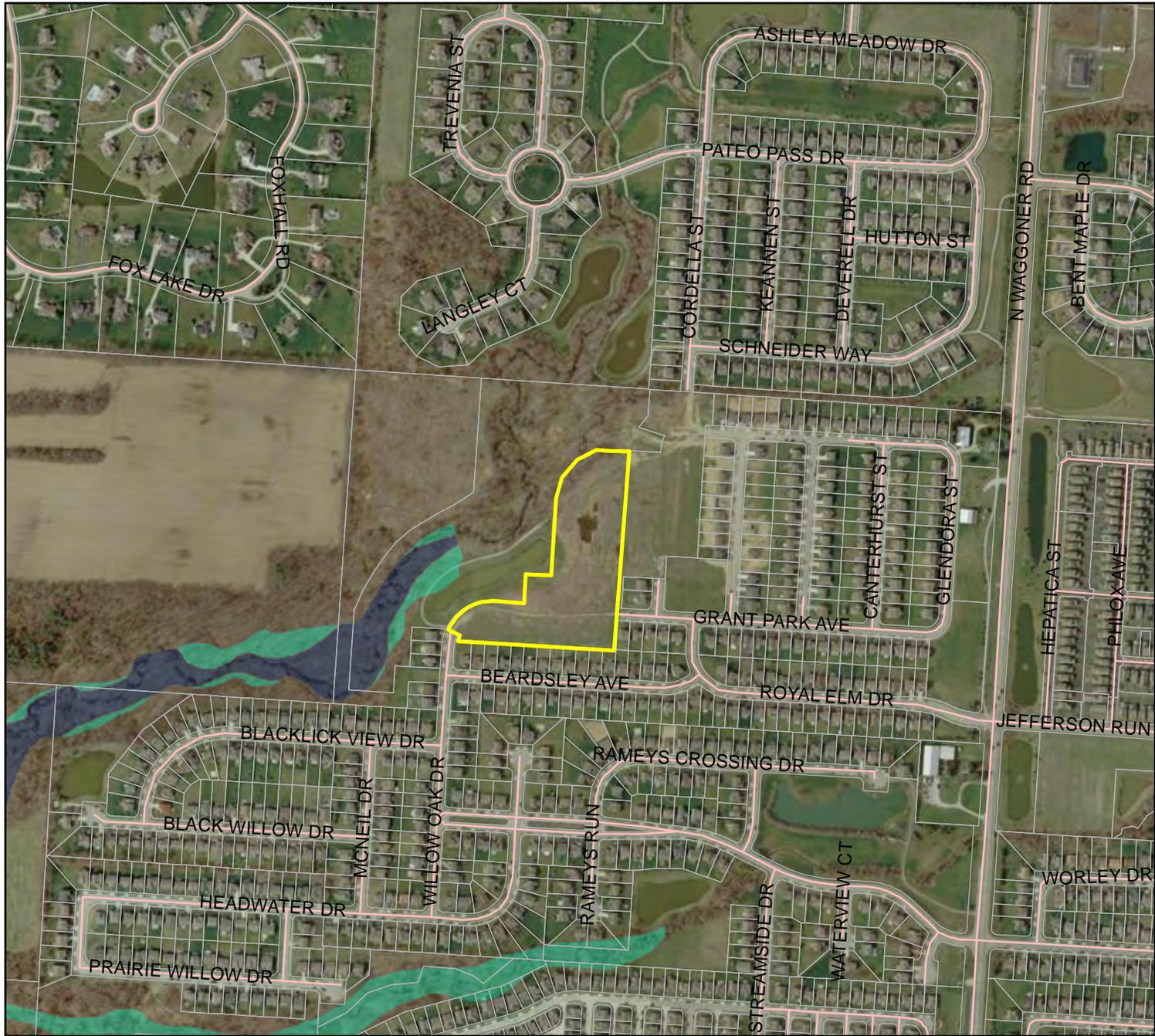
NOTE "G" - ACREAGE BREAKDOWN: Royal Elm Section 7 is out of the following Franklin County Parcel Number:
 Parcel Number 171-000025 6.868 Ac.

NOTE "H" - At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by those providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Royal Elm Section 7 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

CURVE NO.	BEARING	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	S70°00'00"	75.00'	117.81'	S 48°31'26" W	106.07'
C2	S85°33'04"	175.00'	210.44'	S 69°04'27" W	189.78'
C3	S6°00'44"	100.00'	29.00'	S 89°28'34" W	28.90'
C4	S23°39'32"	100.00'	41.28'	S 65°35'56" W	41.00'
C5	S23°39'32"	100.00'	41.28'	S 41°58'23" W	41.00'
C6	S23°39'32"	100.00'	41.28'	S 18°15'51" W	41.00'
C7	S75°58'38"	100.00'	5.11'	S 04°59'15" W	5.11'
C8	S0°00'00"	20.00'	31.42'	S 48°31'26" W	28.28'
C9	S71°14'10"	150.00'	186.36'	N 50°39'14" E	174.64'
C10	S71°8'37"	150.00'	19.00'	N 89°53'08" E	19.04'
C11	S90°00'00"	30.00'	31.42'	N 41°28'34" W	28.28'
C12	S90°00'00"	30.00'	79.54'	N 48°31'26" E	70.71'



PREPARED BY: FRANKLIN COUNTY ENGINEERING DEPARTMENT, 1100 STATE ST., COLUMBUS, OH 43260
 DATE: 05/20/2014
 DRAWN BY: J. W. BROWN
 CHECKED BY: J. W. BROWN
 APPROVED BY: J. W. BROWN
 TITLE: PLAT OF ROYAL ELM SECTION 7, FRANKLIN COUNTY, OHIO
 SCALE: AS SHOWN
 PROJECT NO.: 14-000025

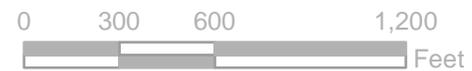
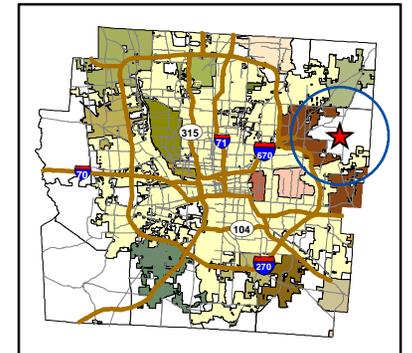


663-FP(g)

Requesting Final Plat approval to allow the creation of 34 single-family lots.

6.868 Acres
Jefferson Township

-  1459 Waggoner Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway
-  Big Darby Creek Setbacks



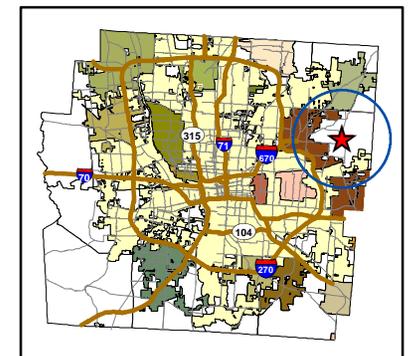
663-FP(g)

Requesting Final Plat approval to allow the creation of 34 single-family lots.

6.868 Acres
Jefferson Township



- 1459 Waggoner Road
- Parcels
- Streets
- Floodway Fringe
- Floodway
- Big Darby Creek Setbacks





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
May 11, 2016

Case: 675-V

Prepared by: Matt Brown

Owner:	Bruce and Lorraine Chase
Agent:	Jack Brickner
Township:	Blendon Township
Site:	4102 Walnut Street (PID #110-005929)
Acreage:	5.85 acres
Request:	Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a minor subdivision with a side lot line that is more than 5 degrees of being perpendicular to the street centerline.

Summary:

The applicant is requesting a variance to allow a lot split that will result in a side lot line that will fail to meet the lot geometry requirement that side lot lines be within 5 degrees of perpendicular to the street. The application satisfies the criteria necessary to grant a variance. Staff recommends **conditional approval**.

Request:

The site is located on the south side of Walnut Street, just west of Cabbage Road and east of Hoover Reservoir in Blendon Township. The site is currently undeveloped and wooded.

The applicant is proposing to split the property into a 2.832 and 3.022 acre property. The proposed lot split line fails to remain perpendicular to the street centerline from the front property line to the rear property line. The existing lot is uniquely shaped and fails to meet this same requirement.

Surrounding Zoning and Land Use:

The surrounding area is mostly zoned Restricted Suburban Residential (R-1) and used for low to medium density residential uses within Blendon Township. Hoover Reservoir is located immediately to the west and is zoned Rural. To the north is Camp Hoover, zoned Exceptional Use.

Comprehensive Plan:

The Blendon Township Comprehensive Plan Update 2013 identifies the site as Parks/Open Space intended for nature or recreation with minimal buildings and also identifies a stream buffer on the site. A site review performed by EMH&T has found that there are no streams on the site.

The proposal does not keep with the recommended future land use map of the adopted community plan.

Technical Agency Review

The Franklin County Drainage Engineer's Office and Engineer's Office expressed no concerns with the proposed lot split. Franklin County Public Health has approved wastewater treatment system designs for both proposed lots. The Franklin Soil & Water Conservation District expressed no concerns with the proposed lot split but did identify Highly Erodible Land on the site that should be protected during development. Blendon Township has indicated that the proposed lot split complies with township zoning requirements.

Staff Analysis

Variance Criteria:

All of the following must be met in order to grant a variance:

1. *It shall not be detrimental to public health or safety or be injurious to other property.*

The proposed parcels are not out of character with other lots in the area. The proposed lots comply with the Blendon Township Zoning requirement for minimum lot size and lot width. Lot geometry requirements contained in the Subdivision Regulations are a tool to guide the orderly development of lots so as to efficiently utilize land.

Staff believes that the proposal will not be detrimental to public health or safety, or be injurious to other property.

2. *Circumstances of the request are unique to the property and not generally applicable to others.*

Parcels adjacent to Hoover Reservoir are uniquely shaped due to the presence of the Reservoir which does not generally affect other properties in the community.

3. *Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.*

The property could be subdivided in such a way that the requested variance would not be needed however, by doing so there would be more potential to negatively impact Hoover Reservoir as development would be placed in closer proximity to the water. The proposed lot split is the best option for subdividing the subject property.

Staff Recommendation

Based on Staff's Analysis, staff recommends ***conditional approval*** of the variance request from Section 501.05 of the Franklin County Subdivision Regulations to allow a minor subdivision with a side lot line that is more than 5 degrees of being perpendicular to the street centerline.

The conditions of approval are as follows:

1. The property owner must refile a Lot Split application with the Franklin County Economic Development and Planning Department, no fee is required.
2. The property owner must utilize erosion and sediment control practices prior to the installation of driveways or constructing new homes on the properties to protect areas of highly erodible land.
3. The property owner must obtain access permits from Blendon Township prior to installing new driveways.

Findings of Fact

For your convenience, the following are proposed findings of fact if the variance is granted:

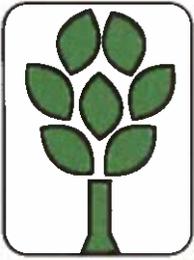
_____ moves that the basis for approving the applicant’s request for the Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request above for the applicant identified in Case No. 675-V results from the applicant satisfying the standards for granting a variance under Section 701.07.

Seconded by: _____

Voting:

701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

- A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
- B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
- C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and
- D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
- E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
- F. The variance requested is the minimum adjustment necessary for the reasonable use of the land.



Planned Communities, Inc.

110 B. Northwoods Blvd.
Columbus, Ohio 43235
(614) 846-5330
(614) 846-7783 Fax



675-V

April 15, 2016

Franklin County Planning Commission
150 S. Front Street
FSL Suite 10
Columbus, OH 43215

We are representing and acting as agent for Bruce and Lorraine Chase for a variance request detailed below and on the attached application.

The 5.85 acre parcel, located on the east side of the Hoover Reservoir on Walnut Street, is proposed to be split into 2 lots, each containing between 2.5 and 2.75 acres.

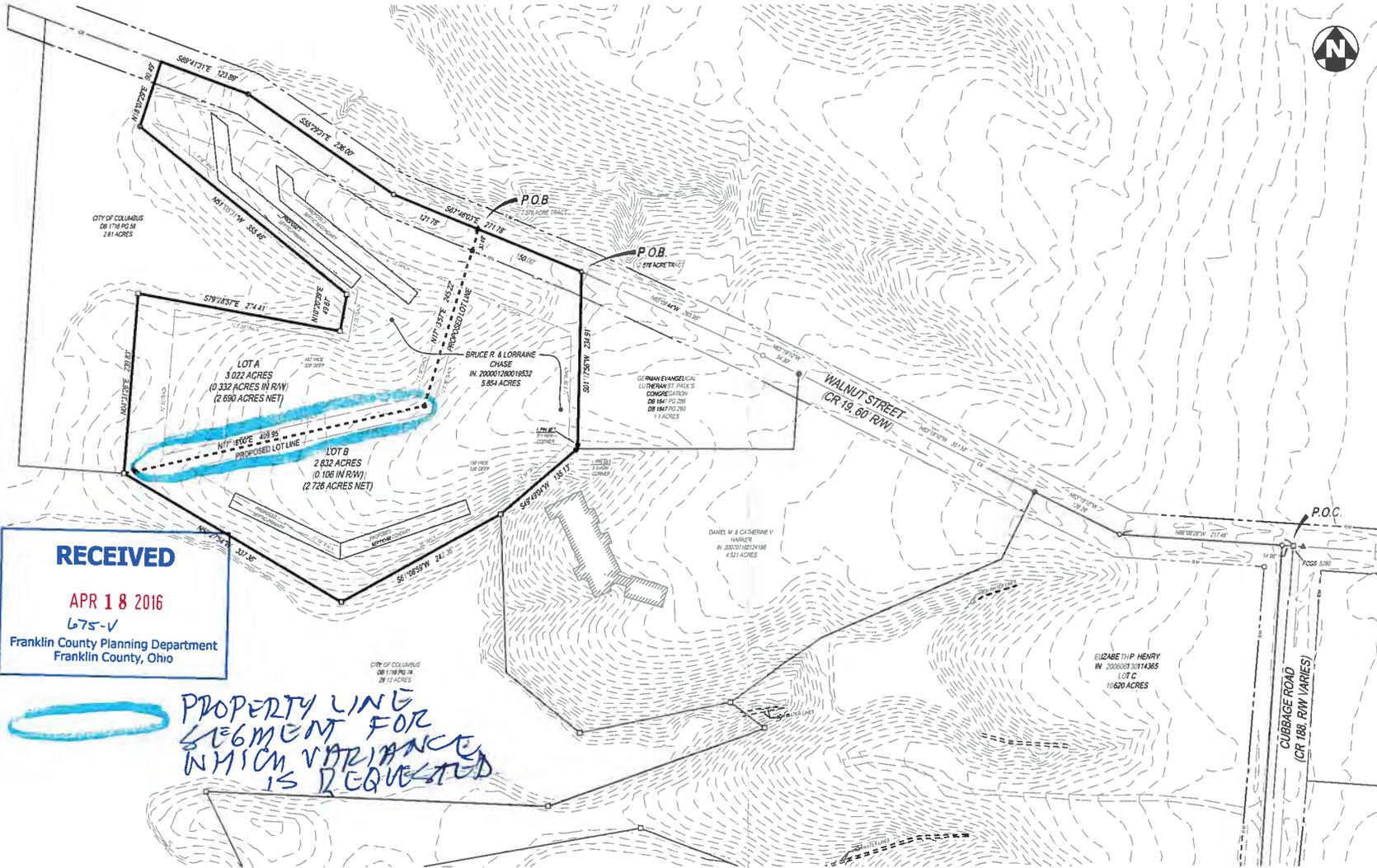
As seen on the enclosed, the existing lot is unusual and unique in configuration. As we walked the lot and viewed options for splitting it, we have been able to meet the Section 501.05 geometry requirement for the first segment of the new split line off Walnut Street for approximately 245'. In locating the best home site and more evenly splitting the lot we feel the split line as shown on the plan is best but does cause the need for the variance for the back line segment of the lot split line. The lot could be split without the variance but would result in a much more uneven split of the existing lot and place a future home much closer to the existing adjoining home and a nearby cemetery. The proposed split more evenly divides the lot and enables a house location with better viewing of the Reservoir, thus placing the new home site further away from the existing home and cemetery.

Thus, the variance request is for only that portion of the lot split line highlighted on the attached measuring 409.95' and having a bearing of North 77 degrees, 18 minutes, and 00 seconds East.

We feel granting the variance will not be detrimental to public health or safety or injurious to other properties but actually be a plus, versus meeting code.

Thanks you for consideration of our request.

Jack Brickner,
Development Director
Planned Communities, Inc.



RECEIVED
 APR 18 2016
 675-V
 Franklin County Planning Department
 Franklin County, Ohio

PROPERTY LINE SEGMENT FOR WHICH VARIANCE IS REQUESTED

LEGEND

- | | | | |
|-----|--------------------------|--|--|
| ● | 5/8" CAPPED IRON PIN SET | | |
| ○ | 5/8" IRON PIN FOUND | | |
| ○ | 1" IRON PIPE FOUND | | |
| ▲ | NAIL SET | | |
| ▲ | NAIL FOUND | | |
| △ | RAILROAD SPIKE FOUND | | |
| □ | MONUMENT FOUND | | |
| --- | PROPOSED LOT LINE | | |

NOTES

- 1) OCCUPATION IN GENERAL, FITS SURVEY WITH NO EVIDENCE OF ENCROACHMENTS OVER PROPERTY LINE
- 2) SOURCE DOCUMENTATION AS NOTED
- 3) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OHIO SOUTH ZONE (NAD83 ADJUSTED), WITH A PORTION OF THE CENTERLINE OF CUBBAGE ROAD BEING SOUTH 02° 15' 11" WEST AS DETERMINED BY A COUNTY UTILITY MONUMENTS' POINTS 5349', 'YOGS 5114' AND 'YOGS 5349'
- 4) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN OCTOBER & NOVEMBER 2011

ZONING DATA

MINIMUM LOT SIZE	42,000 SF (0.92 ACRES)
FRONT SETBACK	80'
REAR SETBACK	50'
SIDE SETBACK	25' TOTAL (BOTH SIDES) IF ONE SIDE



THE KLEINGERS GROUP

CIVIL ENGINEERING www.kleingers.com
 SURVEYING 226 Northgate Rd. Ste. B
 LANDSCAPE ARCHITECTURE Westerville, OH 43081
 614.882.0111

SCALE:	
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NO. DATE	DESCRIPTION
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5.854 ACRE TRACT
 1/4 TWP. 4, TWP 3, R. 17 USML
 WILSON TOWNSHIP,
 FRANKLIN COUNTY, OHIO

PROJECT NO. 4 0088 1.000	DATE: 04/08/16
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SHEET NAME: **LOT SPLIT**

SHEET NO. 1 OF 1	DATE
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HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION.

MICHAEL L. KELLER OHIO PROFESSIONAL SURVEYOR NO. 7978

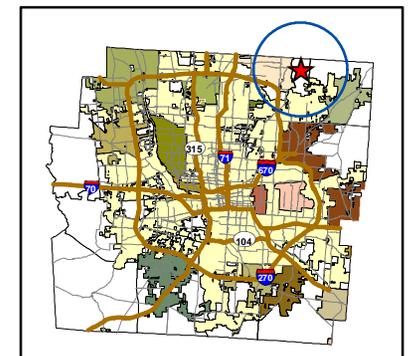


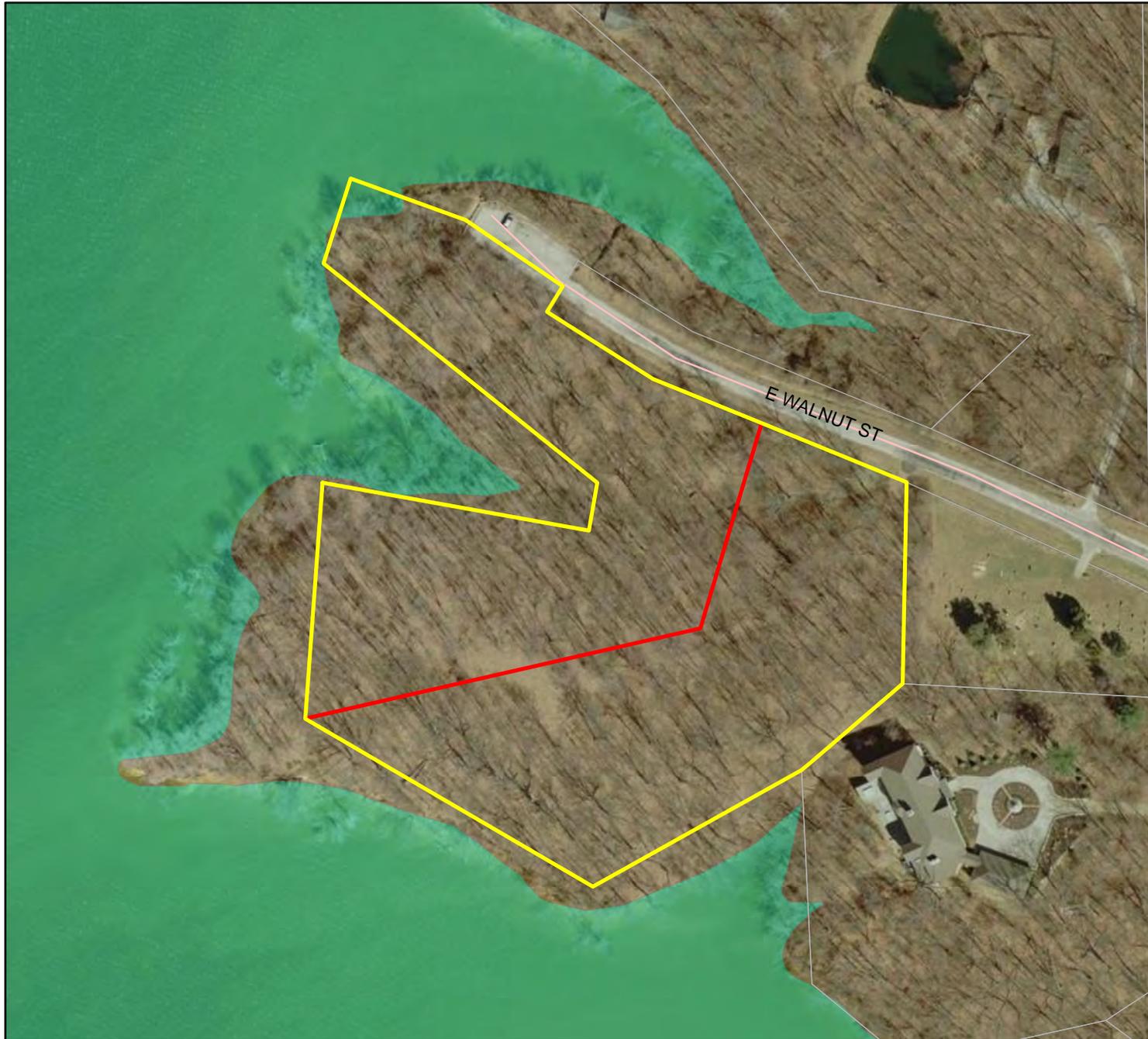
675-V

Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a minor subdivision with a side lot line that is more than 5 degrees of being perpendicular to the street centerline.

5.85 Acres
Blendon Township

-  4102 Walnut Street
-  Parcels
-  Streets
-  Floodway Fringe



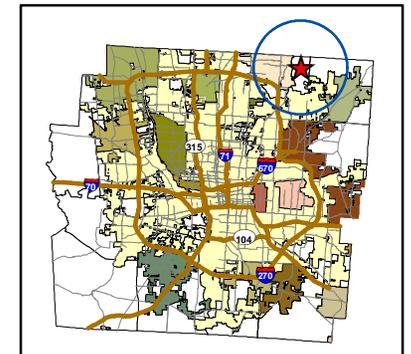


675-V

Requesting a variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a minor subdivision with a side lot line that is more than 5 degrees of being perpendicular to the street centerline.

5.85 Acres
Blendon Township

-  4102 Walnut Street
-  Lot Line Split
-  Parcels
-  Streets
-  Floodway Fringe





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
May 11, 2016

Case JACK-16-02

Prepared by: Matt Brown

Owner/Applicant:	Daniel Menninger
Township:	Jackson Township
Site:	1220 Stringtown Road (PID #160-001096 and 160-001097)
Acreage:	0.92 acres
Zoning:	Suburban Residential District with Mixed-Use Corridor District (MUC)
Request:	Requesting to rezone two parcels from the Suburban Residential District to the Community Service District.

Summary

The applicant is requesting a rezoning from the Suburban Residential District to the Community Service District. The request is consistent with recommendations of the Jackson Township Land Use Plan. Staff recommends approval with conditions.

Request

The site is located on the north side of Stringtown Road, just west of Jackson Pike in Jackson Township. The area to be rezoned includes two parcels of land, each 0.46 acres in size. The eastern property contained a single-family home until 2014 when it was demolished and the site was paved for use with the adjoining auto sales business to the east. The western property contains an unoccupied single-family home. The applicant is requesting to rezone the properties to the Community Service District to allow the expansion of the adjacent auto sales business.

Surrounding Land Use/Zoning

The site is bounded to the north and west by properties located in Grove City. The property to the north is used as part of the Manheim auto auction and is zoned as Commercial C2. The properties to the west in Grove City are zoned Residential SF1, Commercial Planned Unit Development and Commercial C2. Properties to the east are located in Jackson Township, used for auto sales and zoned Community Service. To the south in Jackson Township are larger lot properties zoned Suburban Residential and used for residential and religious purposes.

Comprehensive Plans

The Jackson Township Comprehensive Plan, adopted in September 2010, recommends this property for a full range of commercial uses. Corresponding zoning districts include the Neighborhood Cluster, Community Cluster, Community Service and Planned Commercial districts.

The requested zoning district is consistent with the future land use recommendation of the Plan.

Staff Analysis

Community Service Zoning District:

The Community Service district is intended to cluster a broad range of individual commercial establishments of a service, sales, repair, and limited processing character, serving a substantial portion of the resident population. CS clusters should be located on arterials and not near residential areas. The following are permitted uses in the district:

- Amusement and recreation services
- Auto and home supply stores
- Automobile parking
- Automotive dealers
- Automotive rental and leasing
- Automotive repair shops
- Automotive services, except repair
- Boarding and care of animals
- Boat dealers
- Business services
- Cemeteries
- Coin-operated laundries and drycleaning
- Computer programming, data processing, etc.
- Construction
- Drive-in motion picture theaters
- Drug stores and proprietary stores
- Eating and drinking places
- Engineering, accounting, research, management, and related services
- Farm markets
- Florists
- Fuel dealers
- Garment pressing, and agents for laundries and drycleaners
- Gasoline service stations
- General merchandise stores
- Hardware stores
- Home furniture, furnishings and equipment stores
- Laundry and garment services, not elsewhere classified
- Lumber and other building materials stores
- Membership organizations
- Miscellaneous repair services
- Miscellaneous services, not elsewhere classified
- Miscellaneous shopping good stores
- Mobile home dealers
- Motion pictures
- Motion picture theaters, except drive-in
- Motorcycle dealers
- Motor vehicle dealers (new and used)
- Paint, glass and wallpaper stores
- Personal services
- Recreational vehicle dealers
- Religious organizations
- Retail nurseries, lawn and garden supply stores
- Retail stores, not elsewhere classified
- Schools and educational services, not elsewhere classified
- Storage and processing of agricultural products
- Used merchandise sales
- Video tape rental

The minimum lot size in the district is 1 acre with a minimum lot width of 200 feet. The maximum height of buildings is 45 feet with a minimum rear yard for buildings of 25 feet and side yard of 20 feet.

Technical Agency Review:

Franklin County Public Health indicated that they did not receive forms to ensure that the septic system and well were properly abandoned on the eastern lot. The Franklin County Engineer's office has requested that they are provided an opportunity to review site plans prior to the issuance of zoning compliances. The Franklin Soil and Water Conservation District expressed no concerns.

Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan and the area proposed for rezoning is of sufficient size to provide adequate lot area for future development. Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Recommendation

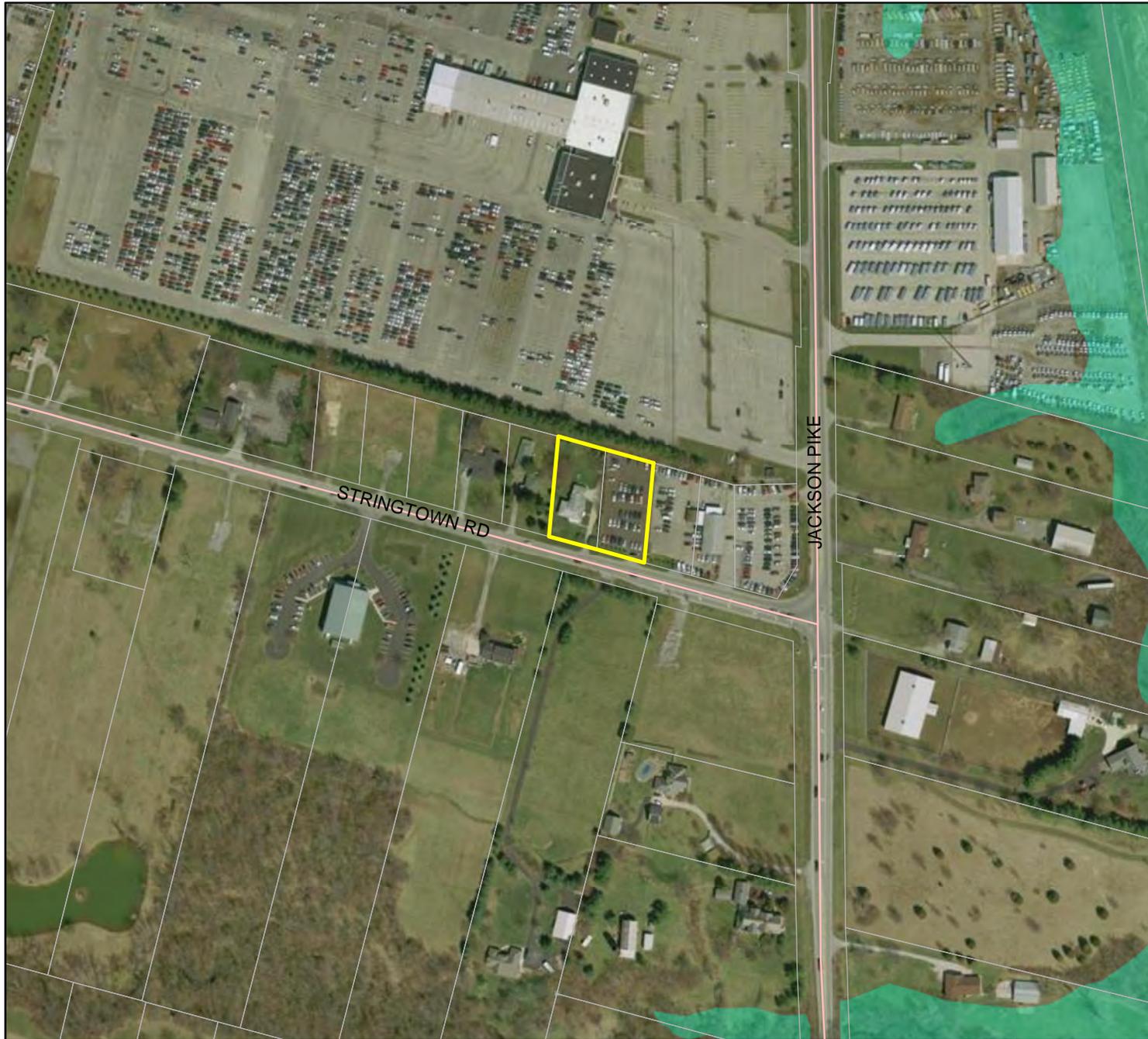
Staff recommends *approval* of the request with the following conditions:

1. The property owner must apply for and receive approval of a Certificate of Zoning Compliance from Jackson Township prior to a change in use, construction or any earth disturbing activities at the site. Such Certificate of Zoning Compliance application should be routed to Franklin County Public Health and the Franklin County Engineer's office to ensure compliance with public health, stormwater and access management requirements.
2. The property owner must combine the two parcels subject to the rezoning request to ensure an adequate lot area for future development.
3. The property owner must work with Franklin County Public Health to ensure that onsite wastewater treatment systems and wells are properly abandoned.
4. The property owner must ensure that any future development of the site complies with the Franklin County Stormwater Drainage Manual and Access Management Regulations.
5. The site must be developed with landscaping and buffering that meets the requirements of the Jackson Township Zoning Resolution, Chapter 304.

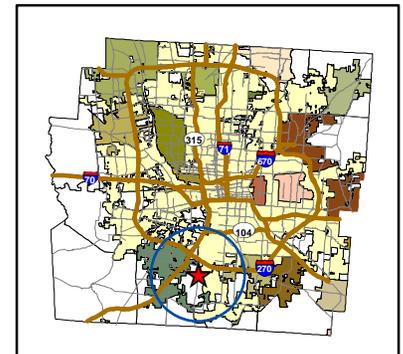
JACK-16-02

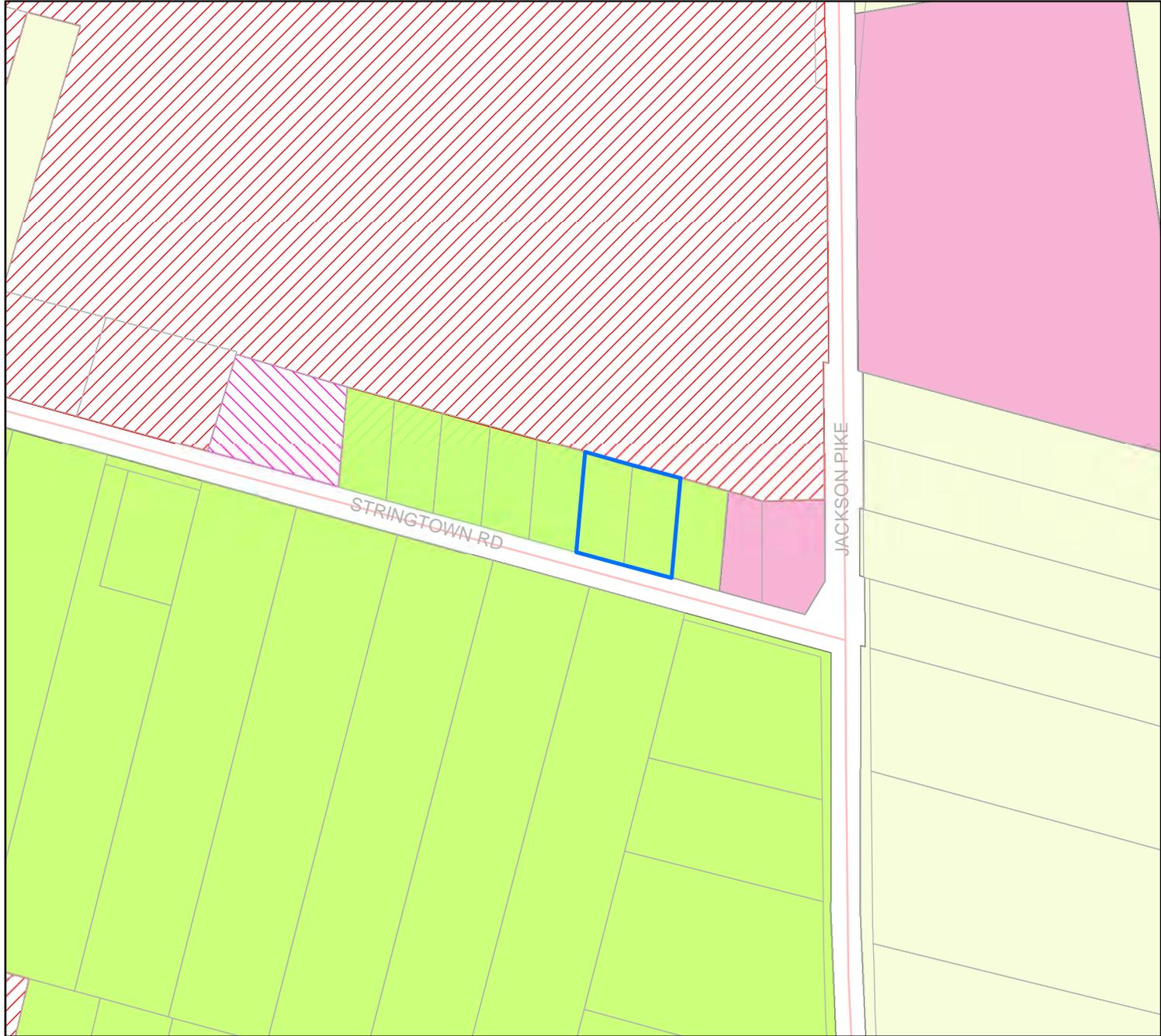
Requesting to rezone two parcels from the Suburban Residential District to the Community Service District.

0.92 Acres
Jackson Township



-  1220 & 1230 Stringtown Road
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway



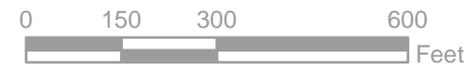
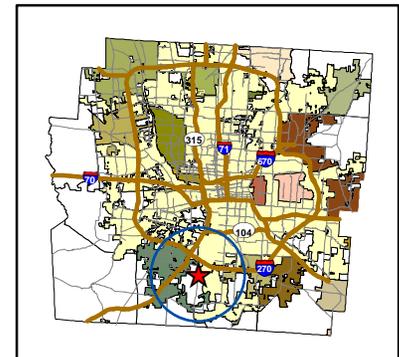


JACK-16-02

Requesting to rezone two parcels from the Suburban Residential District to the Community Service District.

0.92 Acres
Jackson Township

-  1220 & 1230 Stringtown Road
 -  Parcels
 -  Streets
- Grove City Zoning**
-  Z-C2
 -  Z-PUDC
 -  Z-SF1
- Jackson Zoning**
-  RR
 -  SURB
 -  CS



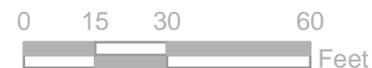
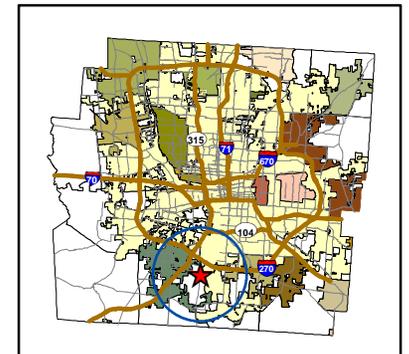


JACK-16-02

Requesting to rezone two parcels from the Suburban Residential District to the Community Service District.

0.92 Acres
Jackson Township

-  1220 & 1230 Stringtown Road
-  Parcels
-  Streets





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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
May 11, 2016

Case JACK-16-03

Prepared by: Matt Brown

Owner/Applicant:	Jim Rauck
Township:	Jackson Township
Site:	1380 Stringtown Road (PID #160-000943)
Acreage:	1.92 acres
Zoning:	Semi-Rural Residential District with Mixed-Use Corridor District (MUC)
Request:	Requesting to rezone from the Semi-Rural Residential District to the Community Service District.

Summary

The applicant is requesting a rezoning from the Semi-Rural Residential District to the Community Service District. The request is consistent with recommendations of the Jackson Township Land Use Plan. Staff recommends approval with conditions.

Request

The site is located on the north side of Stringtown Road, approximately 0.33 miles west of Jackson Pike in Jackson Township. The site is 1.92 acres in size. The site was developed with a single-family home that was demolished between 2009 and 2011. The site is mostly graveled and contains a commercial structure approximately 7,920 square feet in size, constructed in 2011. The applicant is requesting to rezone the property to the Community Service District.

Surrounding Land Use/Zoning

The site is bounded to the north, east, and west by properties located in Grove City. These properties are used as part of the Manheim auto auction and zoned Commercial C2. Directly to the south there are six parcels of land owned by the OhioHealth Corporation that were approved for annexation by the Board of Commissioners in November 2015.

Comprehensive Plans

The Jackson Township Comprehensive Plan, adopted in September 2010, recommends this property for a full range of commercial uses. Corresponding zoning districts include the Neighborhood Cluster, Community Cluster, Community Service and Planned Commercial districts.

The requested zoning district is consistent with the future land use recommendation of the Plan.

Staff Analysis

Community Service Zoning District:

The Community Service district is intended to cluster a broad range of individual commercial establishments of a service, sales, repair, and limited processing character, serving a substantial portion of the resident population. CS clusters should be located on arterials and not near residential areas. The following are permitted uses in the district:

- Amusement and recreation services
- Auto and home supply stores
- Automobile parking
- Automotive dealers
- Automotive rental and leasing
- Automotive repair shops
- Automotive services, except repair
- Boarding and care of animals
- Boat dealers
- Business services
- Cemeteries
- Coin-operated laundries and drycleaning
- Computer programming, data processing, etc.
- Construction
- Drive-in motion picture theaters
- Drug stores and proprietary stores
- Eating and drinking places
- Engineering, accounting, research, management, and related services
- Farm markets
- Florists
- Fuel dealers
- Garment pressing, and agents for laundries and drycleaners
- Gasoline service stations
- General merchandise stores
- Hardware stores
- Home furniture, furnishings and equipment stores
- Laundry and garment services, not elsewhere classified
- Lumber and other building materials stores
- Membership organizations
- Miscellaneous repair services
- Miscellaneous services, not elsewhere classified
- Miscellaneous shopping good stores
- Mobile home dealers
- Motion pictures
- Motion picture theaters, except drive-in
- Motorcycle dealers
- Motor vehicle dealers (new and used)
- Paint, glass and wallpaper stores
- Personal services
- Recreational vehicle dealers
- Religious organizations
- Retail nurseries, lawn and garden supply stores
- Retail stores, not elsewhere classified
- Schools and educational services, not elsewhere classified
- Storage and processing of agricultural products
- Used merchandise sales
- Video tape rental

The minimum lot size in the district is 1 acre with a minimum lot width of 200 feet. The maximum height of buildings is 45 feet with a minimum rear yard for buildings of 25 feet and side yard of 20 feet.

Technical Agency Review:

Franklin County Public Health indicated that they did not receive forms to ensure that the septic system and well were properly abandoned on the site when the single-family home was demolished. The Franklin County Engineer's office has requested that they are provided an opportunity to review site plans prior to the issuance of zoning compliances. The Franklin Soil and Water Conservation District expressed no concerns.

Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan and the area proposed for rezoning is of sufficient size to provide adequate lot area for future development. Staff believes that the proposed rezoning advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the overall development of the surrounding area.

Recommendation

Staff recommends *approval* of the request with the following conditions:

1. The property owner must apply for and receive approval of a Certificate of Zoning Compliance from Jackson Township prior to a change in use, construction or any earth disturbing activities at the site. Such Certificate of Zoning Compliance application should be routed to Franklin County Public Health and the Franklin County Engineer's office to ensure compliance with public health, stormwater and access management requirements.
2. The property owner must work with Franklin County Public Health to ensure that the onsite wastewater treatment system and well are properly abandoned.
3. The property owner must ensure that any future development of the site complies with the Franklin County Stormwater Drainage Manual and Access Management Regulations.
4. The property owner must comply with commercial building requirements of the State of Ohio, or the applicable local commercial building department.

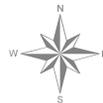
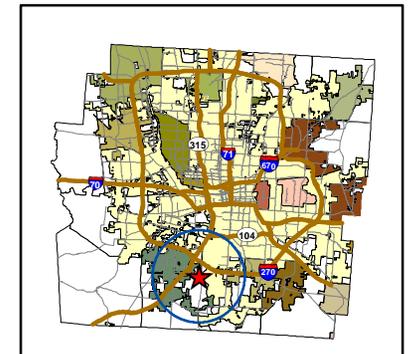


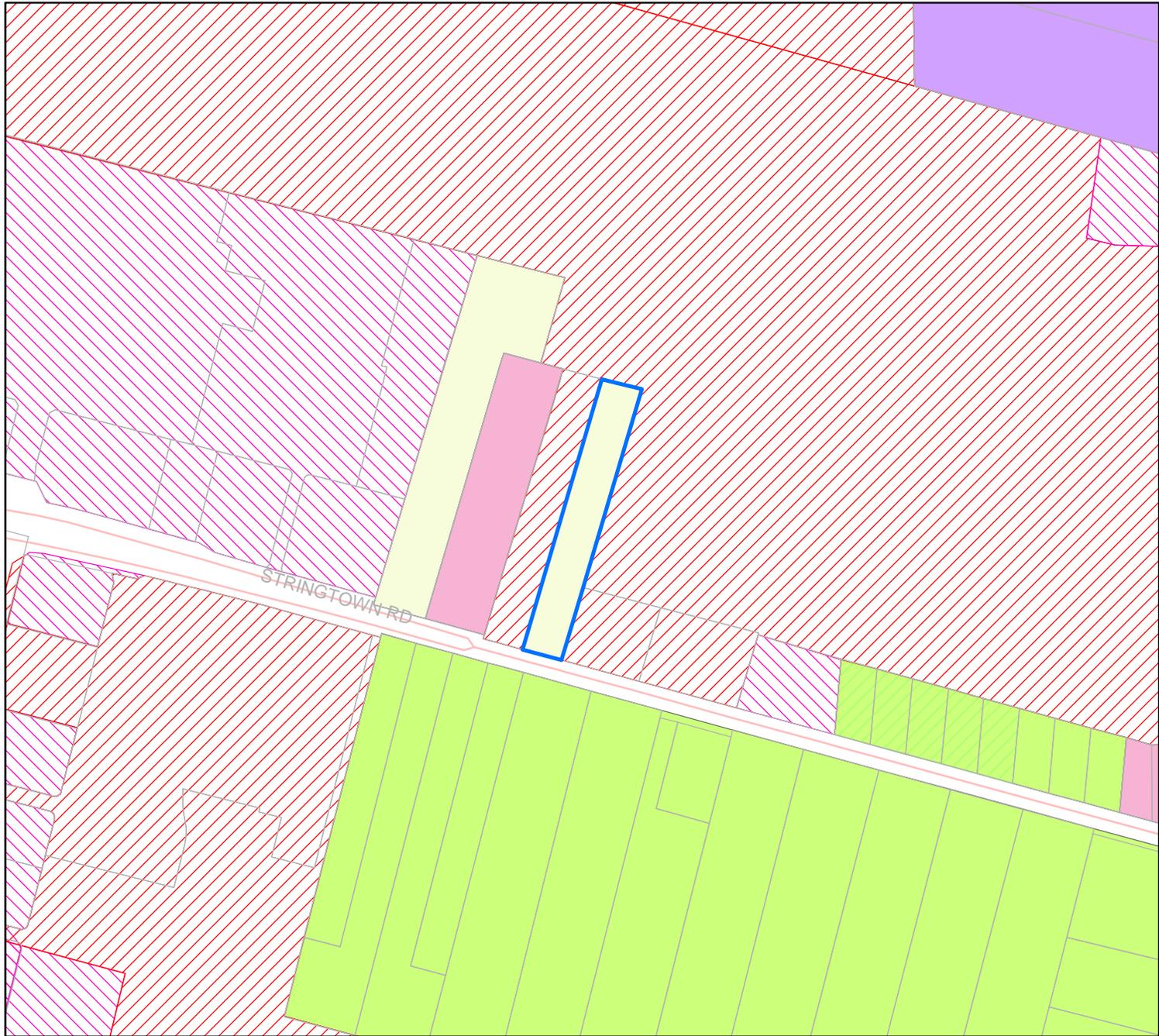
JACK-16-03

Requesting to rezone from the Semi-Rural Residential District to the Community Service District.

1.92 Acres
Jackson Township

-  1380 Stringtown Road
-  Parcels
-  Streets





JACK-16-03

Requesting to rezone from the Semi-Rural Residential District to the Community Service District.

1.92 Acres
Jackson Township

 1380 Stringtown Road

 Parcels

 Streets

Grove City Zoning

 Z-C2

 Z-PUDC

 Z-SF1

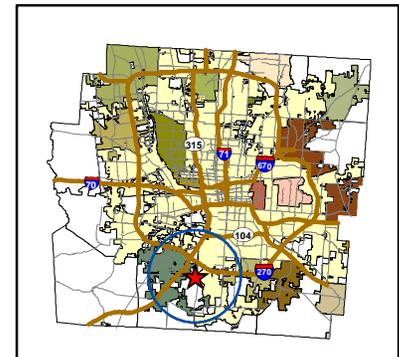
Jackson Zoning

 SR

 SURB

 CS

 PI



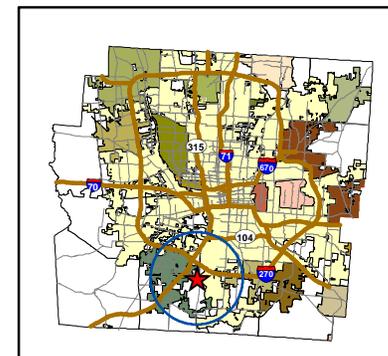


JACK-16-03

Requesting to rezone from the Semi-Rural Residential District to the Community Service District.

1.92 Acres
Jackson Township

-  1380 Stringtown Road
-  Parcels
-  Streets



From: Joseph Tanoury <joseph@uhlfirm.com>
Sent: Tuesday, May 3, 2016 9:56 AM
To: Brown, Matthew
Subject: RE: ZON-16-02

Matt, thank you very much. We would like to table the case to June 8th. Once David returns from vacation, I will see if we can schedule a time to discuss the development text and site plan.

Regards,
Joe

Joseph M. Tanoury
Associate Attorney
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260 | New Albany, Ohio 43054
614.335.9326 (tel) | 614.335.9329 (fax)
joseph@uhlfirm.com

PLEASE NOTE NEW E-MAIL ADDRESS AND UPDATE YOUR RECORDS

From: Brown, Matthew [mailto:mybrown@franklincountyohio.gov]
Sent: Tuesday, May 3, 2016 8:53 AM
To: Joseph Tanoury <joseph@uhlfirm.com>
Subject: RE: ZON-16-02

Joe,
Thank you for letting me know of the intention to table. Please let me know what Planning Commission meeting you'd like to table to: June 8, July 11, or some other month not more than 6 months out.

The tabling fee should be submitted to my office by May 10 and we will not deposit it until the Planning Commission has accepted the tabling request which is anticipated to occur on May 11.

Also, I'm happy to meet with you/David to discuss the development text and plan if that is desired.
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/>

From: Joseph Tanoury [mailto:joseph@uhlfirm.com]
Sent: Tuesday, May 3, 2016 12:02 AM

To: Brown, Matthew
Subject: RE: ZON-16-02

ZON-16-02

Matt,

Sorry for the late message, but I wanted to let you know that we would like to table the case until the June 8th Planning Commission meeting. We still need to make sure the applicant is okay with the some of the revisions to site plan.

What is the process for paying the tabling fee?

Regards,
Joe

Sent from [Outlook Mobile](#)

On Mon, May 2, 2016 at 1:37 PM -0700, "Brown, Matthew" <mybrown@franklincountyohio.gov> wrote:

Hi Joe,

Thank you for sending this information. I've scanned through the material provided and I am unable to tell if the site is in compliance with State of Ohio requirements for underground storage tanks. [A letter from the State indicating the site is in compliance and no further action is needed would be helpful.](#)

Have you had an opportunity to speak with David about the other comments that I provided related to the development plan and development text? [Our staff report has to go out on Wednesday, May 4 for the Franklin County Planning Commission and if materials are being revised we need the revisions first thing tomorrow morning.](#) If revised materials are not provided by tomorrow morning, our staff report will have to be based upon the application as submitted. [If materials will be revised but not by tomorrow morning, I'd encourage you/David to send an email requesting that the Planning Commission table the case until the June 8 Planning Commission meeting.](#) If a tabling request is submitted, there is a \$175 tabling fee.

If a tabling request is submitted for Planning Commission, I believe that we can still present the case to the Big Darby Accord Advisory Panel as scheduled on May 10. I could be wrong, but I do not foresee much discussion at the Accord Panel meeting as the site is currently developed and outside of environmentally sensitive areas.

Please 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
Fax: 614-525-7155
<http://development.franklincountyohio.gov/>

From: Joseph Tanoury [<mailto:joseph@uhlfirm.com>]
Sent: Monday, May 2, 2016 3:27 PM

To: Brown, Matthew
Cc: pmoorehead@farisplanninganddesign.com; David Hodge
Subject: RE: ZON-16-02

ZON-16-02

Matt,

In David's absence, I will be helping out with the rezoning of 6950 Harrisburg Pike.

With respect to your comments below, I was able to obtain BUSTR's records on underground storage tanks at the site. I am attaching the file to this email, however, please let me know if you don't receive the attachment; the file is rather large, so I may need to either compress it or extract the information that the County wants.

Please let me know if you have any questions or comments.

Sincerely,
Joe

Joseph M. Tanoury
Associate Attorney
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260 | New Albany, Ohio 43054
614.335.9326 (tel) | 614.335.9329 (fax)
joseph@uhlfirm.com

PLEASE NOTE NEW E-MAIL ADDRESS AND UPDATE YOUR RECORDS

----- Forwarded message -----

From: "**Brown, Matthew**" <mybrown@franklincountyohio.gov>
Date: Wed, Apr 27, 2016 at 11:11 AM -0700
Subject: ZON-16-02
To: "David Hodge" <david@underhillyaross.com>

David,

Sorry for the delay getting comments to you. I've attached a marked up development text and development plan. The mark ups include questions, comments and suggestions. After you take a look over it, give me a call to discuss further. If needed we can try to schedule a meeting for yet this week.

As indicated previously:

- ODOT has requested a defined access point
 - The zoning resolution provides a maximum width for commercial drives
- We need information about any underground storage tanks and floor drains in the building. This should be addressed in the development text

Franklin County Public Health would like information regarding the size of the septic tank and where the leach system is located. Public Health also has no information relative to a well on the site so we would need that info also.

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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ZON-16-02