



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, November 10, 2010
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of minutes from the October 13, 2010 meeting
5. New Business:

A. JEFF-10-07 – Scott Fulton

| | |
|-------------------------|---|
| Applicant/Owner: | Dominion Homes Inc. |
| Agent: | Robert Meyer, Esq. |
| Township: | Jefferson Township |
| Location: | 0 Jefferson Run (PID #171-000966 & 171-000029) |
| Acreage: | 38.6-acres |
| Request: | Requesting to amend an existing Suburban Periphery Residential District (SPRD) for the Village at Jefferson Run to allow for the construction 167 single-family homes on 38.6+/- acres in Jefferson Township. |

A. ZON-10-12 – Scott Fulton - Request to table until December 8, 2010

| | |
|-------------------------|--|
| Applicant/Owner: | Wingates, LLC |
| Agent: | Scott B. Birrer, Esq. |
| Township: | Franklin Township |
| Location: | 4205 Georgesville Road (PID #140-007119 and 140-007120) |
| Acreage: | 14.49-acres |
| Request: | Requesting to rezone from the General Industrial (GI) district to the Community Service (CS) district. |

B. ZON-10-15 – Scott Fulton

| | |
|-------------------------|---|
| Applicant/Owner: | Oscar J and Patricia A Marcum |
| Agent: | Donald Plank, Attorney |
| Township: | Franklin Township |
| Location: | 2182 Frank Road (PID #140-004133) |
| Acreage: | 0.36-acres |
| Request: | Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to legitimize an existing roofing business. |

C. ZON-10-16 – Scott Fulton – *Request to table until December 8, 2010*

| | |
|-------------------|---|
| Applicant: | Richard Wetzel, Esq., Administrator |
| Owner: | Estate of George C. Smith |
| Agent: | Laura MacGregor Comek, Esq. |
| Township: | Hamilton Township |
| Location: | 0 Rathmell Road (PIDs #150-001566, 000786, 000776) |
| Acreage: | 24.197-acres |
| Request: | The applicant is requesting to rezone from the Rural District to the Planned Industrial Park (PIP) to allow for processing and storage of recyclable materials. |

6. Adjournment of Meeting to December 8, 2010



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, October 13, 2010

The Franklin County Planning Commission convened in Meeting Room A, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Wednesday, October 13, 2010.

Present were

Nancy White, Chairperson
Roxyanne Burrus
Sharon Keels
Vince Papsidero
Stephen Salay
Nicole Schlosser
Wilbur A. Smith
Kevin Wheeler
Lee Brown, Planning Administrator
Scott Fulton, Planner

Chairperson White opened the hearing.

The first order of business being approval of the minutes of the September 8, 2010, meeting. Mr. Smith made a motion to approve the minutes. It was seconded by Mr. Wheeler. The motion passed by a vote of five yeases with two abstentions.

OLD BUSINESS:

The next order of business being County Rezoning Case No. 10-12. The applicant is Wingates, LLC. The township is Franklin Township. The location is 4205 Georgesville Road. There are 14.49 acres. The request is to table until the November meeting.

Mr. Papsidero made a motion to approve, and it was seconded by Ms. Schlosser. The motion was approved by a seven-to-zero vote.

The next order of business being ZON-10-13. The applicant is Mike (Manubhai) Patel. The township is Franklin Township. The acreage is 0.44 acres. The address is 1300 Harrisburg Pike. The request is to rezone from the Restricted Urban Residential District to the Select Commercial Planned District to legitimize an existing motel and allow for the establishment of a new convenience store.

Mr. Scott Fulton read and presented the plan to the Franklin County Planning Commission. Ms. Schlosser made a motion to approve with Staff's conditions, with an additional two conditions. And it was seconded by Mr. Papsidero. The motion was approved by a seven-to-one vote.

The next order of business being Case No. ZON-10-15. The owner/applicant is Oscar and Patricia Marcum. The township is Franklin Township. The acreage is 0.36 acres. The address is 2182 Frank Road. The request is to rezone from the Rural District to the Select Commercial Planned District to legitimize an existing roofing business.

Mr. Scott Fulton read and presented the plan to the Franklin County Planning Commission. The applicant requested that the case be tabled until the November 2010 hearing. Mr. Smith made a motion to table until the November 2010 hearing. And it was seconded by Mr. Papsidero. The motion was approved by an eight-to-zero vote.

There being no further business coming before the Franklin County Planning Commission, Chairman White adjourned the hearing at 2:22 p.m.

Minutes of the October 13, 2010, Franklin County Planning Commission hearing were approved this 10th day of November, 2010.

Signature

STAFF REPORT

Planning Commission – November 10, 2010

Case: JEFF-10-07

Planner: Scott Fulton

| | |
|-------------------------|--|
| Owner/Applicant: | Dominion Homes Inc. |
| Agent: | Robert Meyer, Esq. |
| Township: | Jefferson Township |
| Location: | 0 Jefferson Run (PID #171-000966 and 171-000029) |
| Acreage: | 38.6-acres |
| Request: | Requesting to amend an existing Suburban Periphery Residential District (SPRD) for the Village at Jefferson Run to allow for the construction of 167 single-family homes on 38.6+/- acres in Jefferson Township. |

Background:

The rezoning proposal is comprised of two different locations: Area A, located on Jefferson Run just east of Waggoner Road, is comprised of 3.98-acres while Area B, located southwest of Licking Heights West School, is 34.573-acres. These properties were originally rezoned to the Suburban Periphery Residential District (SPRD) in 1998 as part of a larger tract of 157-acres known at the time as the Pfeiffer Tract.

In 2002 the applicant amended the approved SPRD to allow special detached, single-family units, referred to by the applicant as Neo-Traditional Condos, be considered as condominiums as part of the development proposal. This amendment allowed a total of 27 condos in Area A and 239 condos in Area B

Due to market saturation in this area of these Neo Traditional Condos, the applicant is requesting to again amend the existing SPRD to allow both Area A and Area B to be utilized for single-family homes. This request will reduce the number of units in both areas; Area A will now consist of 18 units and Area B will now consist of units 149 units for an overall reduction of 100 units.

The lot size, street layout, and location of open space have all been reconfigured in the new SPRD amendment proposal. Additionally, because both Area A and Area B will no longer be utilized for Neo Traditional Condos, there is no longer a necessity for alleyways and, as a result, these have been removed from the proposal.

Although the rezoning is being requested now, the applicant does not expect to break ground on the project for another two to three years.

Surrounding Zoning and Land Use – Area A:

| DIRECTION | ZONING | LAND USE |
|-----------|--------------------------------|-----------------------|
| North | Suburban Periphery Residential | Detached Condominiums |
| East | Government | Open Space |
| South | Residential (Columbus) | Single-Family Homes |
| West | Suburban Periphery Residential | Retention Pond |

Surrounding Zoning and Land Use – Area B:

| DIRECTION | ZONING | LAND USE |
|-----------|--------------------------------|----------------------|
| North | Government | School Open Space |
| East | Planned Suburban Residential | Single-Family Homes |
| South | Suburban Periphery Residential | Single-Family Homes |
| West | Suburban Periphery Residential | Single-Family Homes |

Comprehensive Plan:

The Jefferson Township Comprehensive Plan recommends that both Area A and Area B be used for Extra High Density Residential.

Suburban Periphery Residential District (SPRD)

- Intended for large scale residential areas.
- Water and sewer service required
- Intended to provide buffer from adjacent jurisdictions with similar density
- Parcels must be 25-acres or greater in size.
- Only applicable to areas recommended for “Extra High Density Residential” in the Jefferson Township Comprehensive Plan.
- Encourages a mix of lot sizes to promote variety in housing sizes.

Franklin County Engineer:

- No traffic study is needed in association with the proposed rezoning.
- The applicant is depicting turn radii smaller than what is required by the Franklin County Subdivision Regulations and will require a variance when the applicant proceeds to the platting stage of the process. This occurs at both radii in Area A and next to Lots 153, 154 and 92 in area B.
- Lots 15 – 18 in Area A look to be less than desirable lots due to the expected increase in traffic on Jefferson Run.

Franklin Soil and Water:

- The Franklin Soil and Water Conservation District has no issues with the requested rezoning.

Jefferson Township:

- Jefferson Township had no issues with the requested rezoning

Staff Issues

- Reserve C must be removed and Ring Neck Drive allowed to extend from Greylag Drive into Area B. This extension allows additional access for emergency personnel in addition to improving access to the school.

- Headlights from automobiles entering Area B from Jefferson Run will cause substantial issues for those residing in Lots 128 and 129, and, to a lesser degree 127 and 130 as all traffic entering from the west will stop at the intersection directly across from these lots.
- A similar situation arises for Lots 163 and 164 and, to a lesser degree 162 and 165 for residents entering from the south, should Ring Neck Drive extend into Area B.
- Staff has concerns about the potential for traffic conflicts for Lots 127-130 and Lots 162-165 for cars attempting to back out into the road across from access points to Area B.
- The SPRD zoning requires a percentage of “Small”(4,800 square feet), “Average” (5,400 square feet) and “Large” (6,000 square feet) lots. The majority of the lots fall into the “Large” lot category and the applicant does not offer the variety that is required in the SPRD.
- Lots 15 – 18 in Area A look to be less than desirable lots due to the expected increase in traffic on Jefferson Run and cars attempting to back out. The original concept did not allow access from lots directly to Jefferson Run.
- Lots 19 – 25 in Area B look to be less than desirable lots due to the expected increase in traffic on Jefferson Run and cars attempting to back out. The original concept did not allow access from lots directly to Jefferson Run.
- Although the applicant states the location of the retention pond must be located on the far west portion of Area B because of the fall of the land, staff feels that the pond could be incorporated more into the design of the area, and use the fall of the land to the applicant’s advantage.
- The walking path must be removed from Lot 18 in Area A as a portion of the path cuts through the northeast portion of the lot.
- In addition to traffic increasing when Area B is platted, traffic will also increase when the parcel East of Area B develops and is connected to adjacent subdivisions. As a result, Lots 124-127, Lots 106-109, Lots 76-79 and Lots 74-75 should be reoriented in an East/West so that there is no direct access onto Jefferson Run to prevent potential traffic conflicts.

Staff Recommendation

Staff recommends **conditional approval** of the requested rezoning with the following conditions:

1. Reserve C must be removed and Ring Neck Drive allowed to extend from Greylag Drive into Area B
2. The pavement width must be revised from 25 feet face to face to 28 feet face to face.
3. Following the rezoning and prior to platting, a variance must be obtained from the Franklin County Subdivision Regulations for the reduction in turn radii.
4. Bollards or another method of demarcation as approved by Jefferson Township and Franklin County will be used to delineate the open space from private properties.
5. Lots should be reconfigured in consultation with Jefferson Township to eliminate issues related to headlights from motorists entering Area B.
6. Lots 15 – 18 in Area A should be removed as the lots are located in an undesirable location due to expected traffic on Jefferson Run and potential conflicts. Should these lots remain, the walking path must be removed from Lot 18.
7. Lots 19 - 25 in Area B should be removed or reconfigured as the lots are located in an undesirable location due to expected traffic on Jefferson Run and potential conflicts.
8. Lots 124-127, Lots 106-109, Lots 76-79 and Lots 74-75 should be reoriented in an East/West so that there is no direct access onto Jefferson Run to prevent potential traffic conflicts.
9. The applicant should consult with Jefferson Township to ensure that the deviation from the requirements of the SPRD are acceptable.
10. The applicant should consult with Jefferson Township about relocating and reconfiguring the retention pond to increase its incorporation into the layout of Area B.
11. Lots 127-130 and Lots 162-165 should be reconfigured to relieve traffic conflicts for cars attempting to back out into the road across from access points to Area B.
12. The applicant will be required to meet the most current subdivision regulations at the time of platting.

JEFFERSON TOWNSHIP ZONING COMMISSION
 6545 Havens Road, Blacklick, Ohio 43004
 TEL: (614) 855-4265
 FAX: (614) 855-1759
 www.jeffersontownship.org
 Email: cmccroskey@jeffersontownship.org

**APPLICATION FOR ZONING CHANGE AND AMENDMENT
 TO APPROVED DEVELOPMENT PLAN**

Case Number: ZC-2010-03 Date: October 14, 2010

Applicant: Dominion Homes, Inc. Property Owner: Same as Applicant

Street Address: 4900 Tuttle Crossing Blvd. Street Address: _____

City: Dublin State: OH Zip: 43017 City: _____ State: _____ Zip: _____

Phone Number: (614) 227-2096* Phone Number: ()

E-Mail Address: rmeyer@porterwright.com E-Mail Address: _____

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,
 I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the
SPRD Zoning District to the SPRD Zoning District** for property located at:*

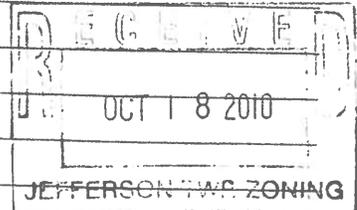
Street Address: _____ Parcel #: 171000029 (part) and 171000966

Acreage to be rezoned: _____

--- Please type or print information ---
 --- Please answer the following questions thoroughly and completely ---
 --- If additional space is needed, attach extra sheets ---

1. The proposed use of the property is: Single family residential (see attached Amended Development Plan and Text)

2. The property is currently being used for: The property consists of undeveloped portions of a larger 157 acre property known as the Village at Jefferson Run (Pfeiffer Tract).



* Contact information is for the Applicant's counsel, Robert A. Meyer, Jr. His address is: Porter Wright Morris & Arthur LLP, 41 South High Street, Columbus, OH 43215.
 ** The Application is for an amendment to the approved development plan and a divergence to the SPRD regulations to permit platted single family lots of sizes and dimensions that vary from the SPRD requirements.

6. Attachments and additional information required:

- A. Complete and sign application
- B. Eight (8) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within one thousand (1,000) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- D. One (1) set of mailing labels for property owners within one thousand (1,000) feet of subject property.
- E. One (1) E-size map showing properties within one thousand (1,000) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 20th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

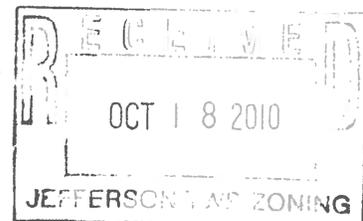
If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.

7. Statement of Understanding:

I, Robert A. Meyer, Jr. (~~applicant/owner~~ agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: Robert A. Meyer, Jr.

Date: 10/13/10



8. Certification:

Before completing this application and executing the following cortication, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.

APPLICANT'S CERTIFICATION

I / WE Steve Peck For DOMINION HOMES INC. certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: Steve Peck Please Print: STEVE PECK

Mailing Address: 4900 TUTTLE CROSSING BLVD

City, State, and Zip: DUBLIN, OHIO 43016

Phone Number: (614) 356-5000 Cell #: (614) 402-8380

E-Mail Address: SPECK@DOMINIONHOMES.COM

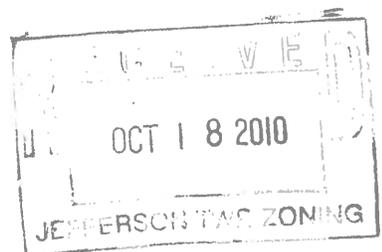
Signature of Applicant: _____ Please Print: _____
(If different than property owner)

Mailing Address: _____

City, State, and Zip: _____

Phone Number: () Cell #: ()

E-Mail Address: _____

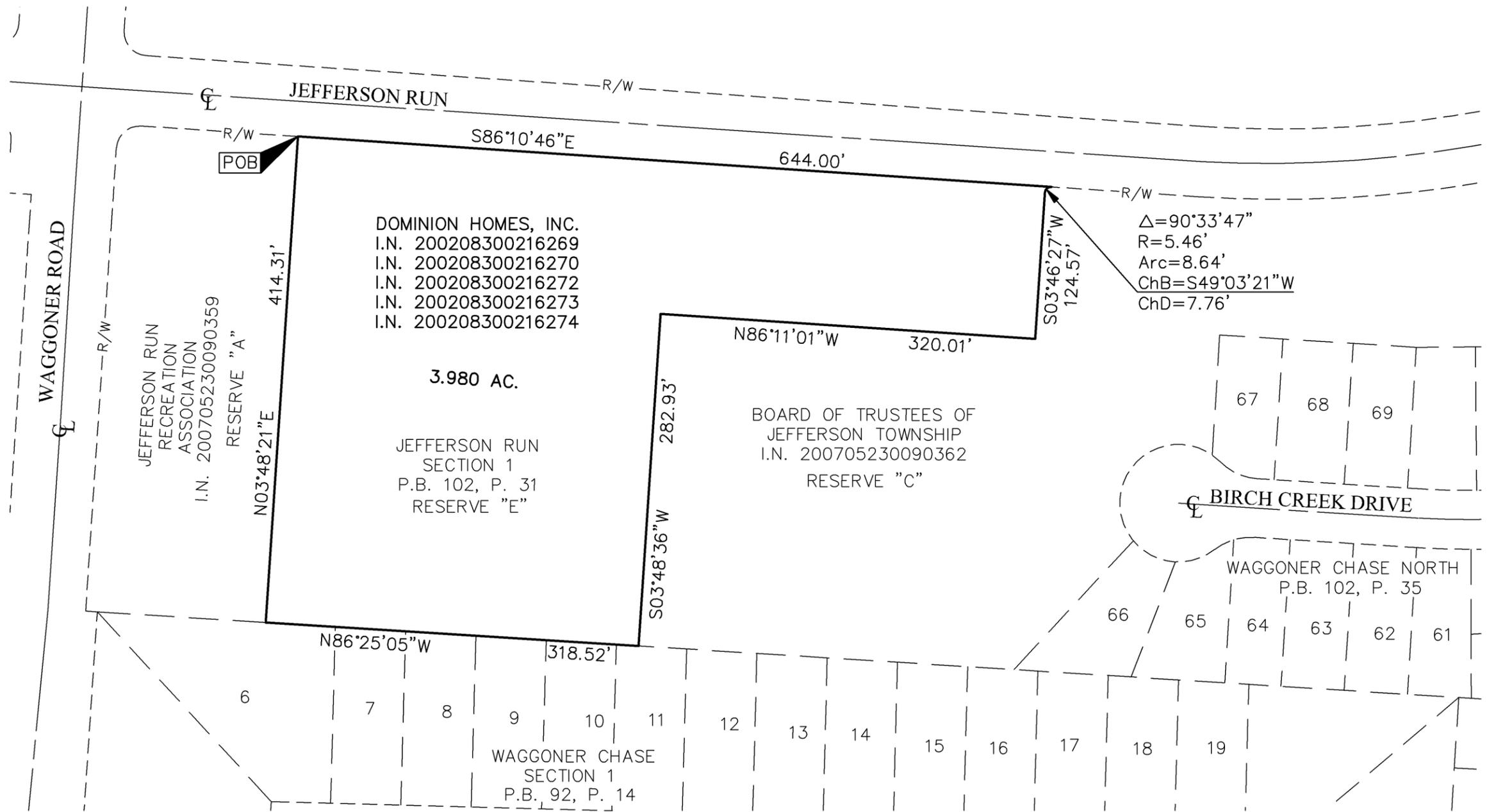


ZONING EXHIBIT
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 7, 2010

Scale: 1" = 100'

Job No: 2010-1287



JEFF-10-07
 October 20, 2010

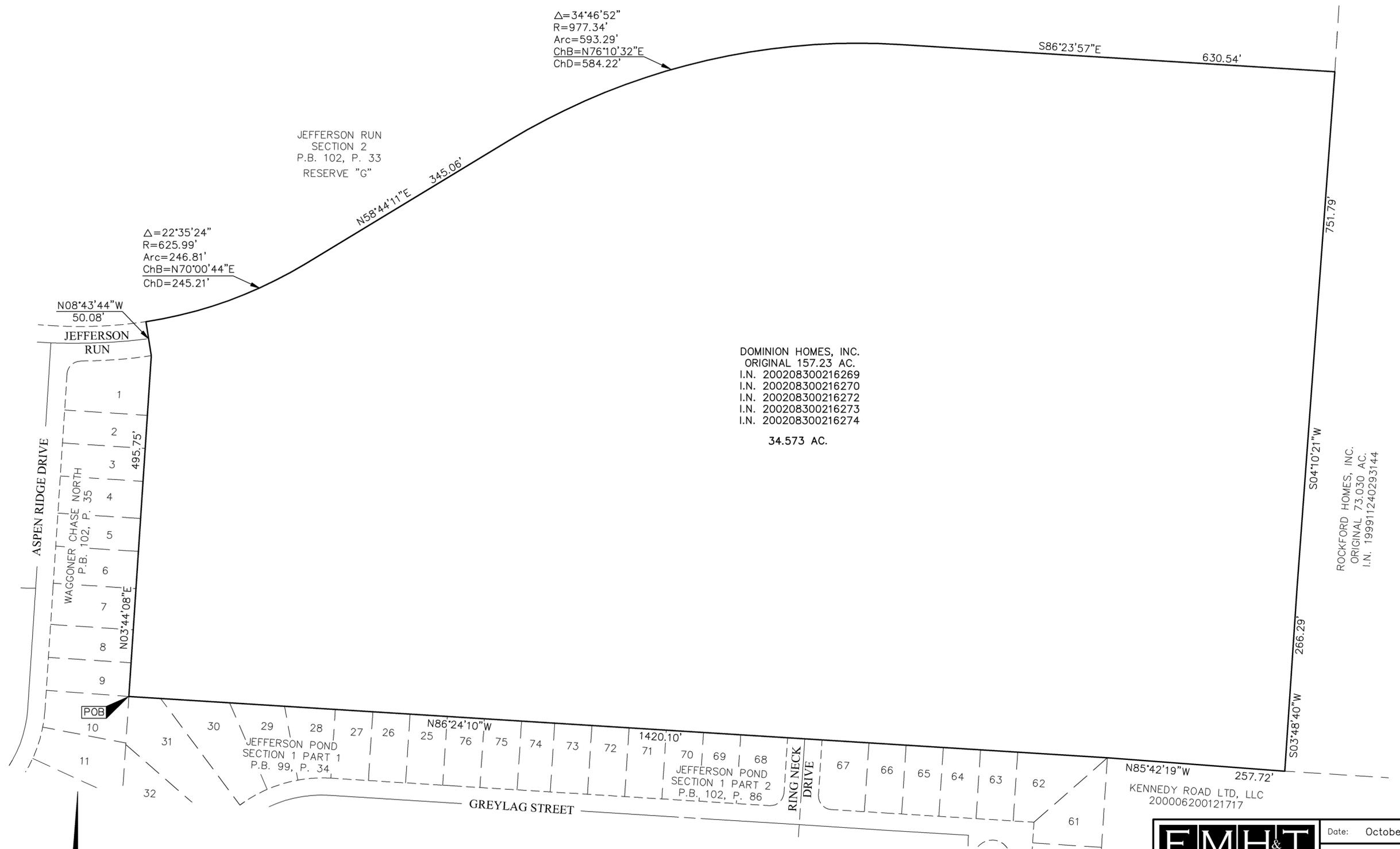
J:\2010\1287\20101287ZONING.DWG\20101287ZONING.DWG plotted by BAXTER, THERESA on 10/14/2010 12:00:46 PM last saved by TBAXTER on 10/12/2010 2:26:27 PM

ZONING EXHIBIT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

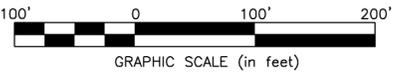
UNITED STATES MILITARY LANDS

TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO



$\Delta=34^{\circ}46'52''$
 $R=977.34'$
 $Arc=593.29'$
 $ChB=N76^{\circ}10'32''E$
 $ChD=584.22'$

$\Delta=22^{\circ}35'24''$
 $R=625.99'$
 $Arc=246.81'$
 $ChB=N70^{\circ}00'44''E$
 $ChD=245.21'$



JEFF-10-07
October 20, 2010

| | | |
|--|------|-----------------------|
| EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com | | Date: October 7, 2010 |
| | | Scale: 1" = 100' |
| | | Job No: 2010-1287 |
| | | Sheet: 1 of 1 |
| REVISIONS | | |
| MARK | DATE | DESCRIPTION |
| | | |
| | | |
| | | |
| | | |

J:\2010\1287\20101287\DWG\20101287ZONING01.DWG plotted by BAXTER, THERESA on 10/14/2010 12:01:23 PM last saved by TBAUER on 10/12/2010 7:50:28 AM

\\CMH\DATA\401\Project\101287\DWG\Development\Plan\101287\DWG\Development\Plan.dwg (2010/10/20 10:28:07 AM) - 1 image: \\CMH\DATA\401\Project\101287\DWG\Development\Plan.dwg (2010/10/20 10:28:07 AM) - 1 image: \\CMH\DATA\401\Project\101287\DWG\Development\Plan.dwg (2010/10/20 10:28:07 AM) - 2 image: \\CMH\DATA\401\Project\101287\DWG\Development\Plan.dwg (2010/10/20 10:28:07 AM) - 3 image: \\CMH\DATA\401\Project\101287\DWG\Development\Plan.dwg (2010/10/20 10:28:07 AM)



SITE STATISTICS:

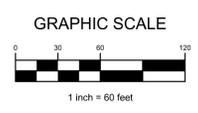
| | |
|-----------------|---------------|
| TOTAL ACREAGE: | ±38.6 ACRES |
| NUMBER OF LOTS: | 167 |
| GROSS DENSITY: | ±4.3 LOT/ACRE |
| OPEN SPACE: | ±4.35 ACRES |

- NOTES:**
- NOTE "A": Pavement dimensions are from the face to face of curb (F to F)
 - NOTE "B": All of Villages at Jefferson Run is in the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0218K and 39049C0219K, effective date June 17, 2008.
 - NOTE "C": No Vehicular Access to be in effect until such time as the public right-of-way is extended by plat or deed.
 - NOTE "D": All streets shown hereon are public.
 - NOTE "E": Reserve "A", "B" and "C" to be owned and maintained by the Villages at Jefferson Run Homeowners Association. Reserve "D" to be deeded to Jefferson Township for Park.

Lot Sizes

| Width (In Feet) | 50 | 52 | 54 | 56 | 60 or More | Total | Average Lot Area | Average Lot Depth |
|---------------------------|------------|-----------|-----------|----------|------------|------------|------------------|-------------------|
| Area "A" (Number of Lots) | 11 | 4 | | | 3 | 18 | 6,430 Sq. Ft. | 112+ Feet |
| Area "B" (Number of Lots) | 90 | 27 | 21 | 5 | 6 | 149 | 6,730 Sq. Ft. | 119+ Feet |
| Total | 101 | 31 | 21 | 5 | 9 | 167 | | |

JEFF-10-07
October 20, 2010



VILLAGES AT JEFFERSON RUN (AMENDMENT)

Jefferson Township · Franklin County · Ohio

DEVELOPMENT PLAN

AREA "A"

PREPARED FOR:

DOMINION™
IT'S YOUR HOME

PREPARED BY:

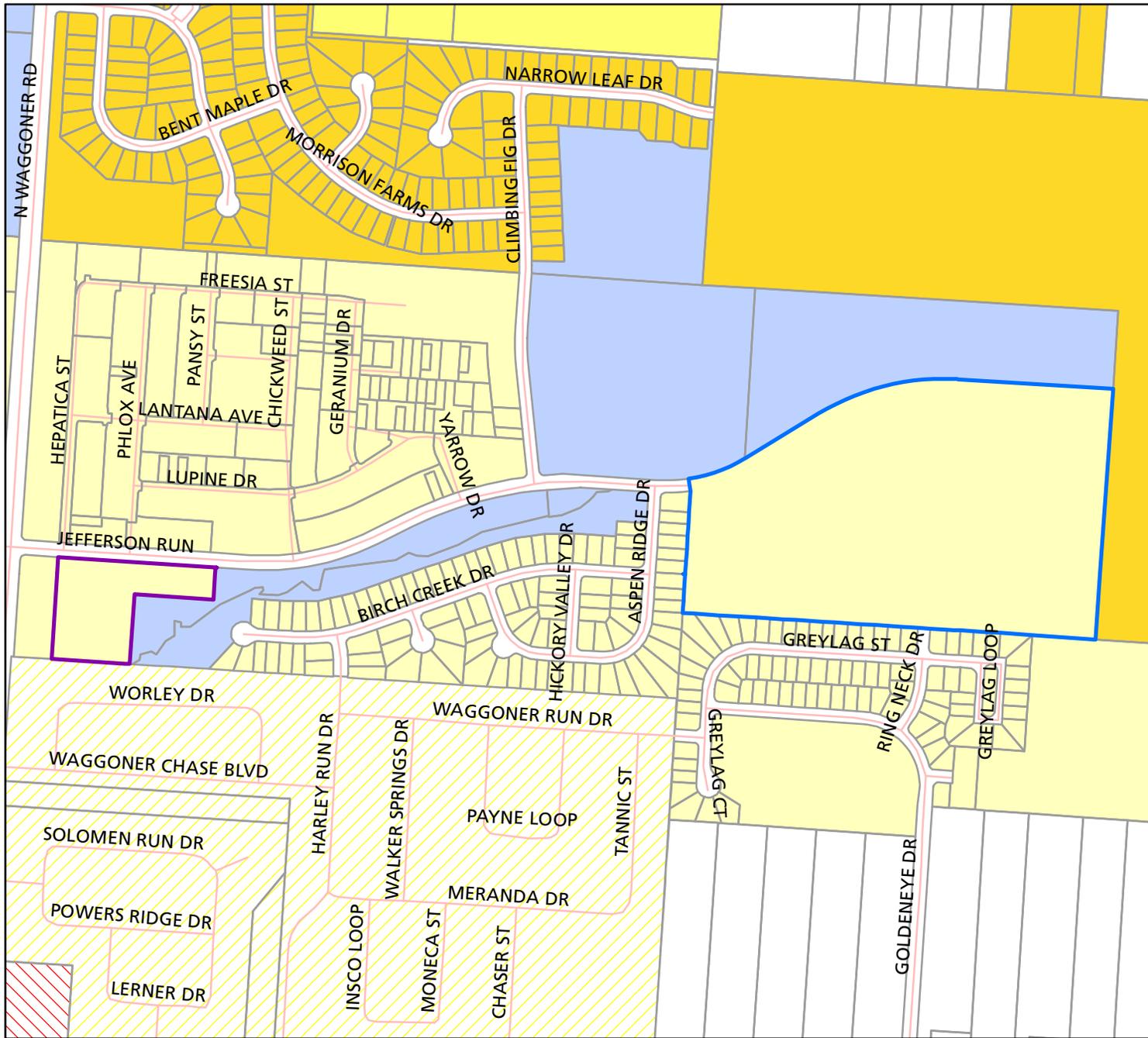
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

| | |
|----------|------------------|
| DATE: | OCTOBER 14, 2010 |
| REVISED: | |

JEFF-10-07

Requesting to amend an existing Suburban Periphery Residential District (SPRD) for the Village at Jefferson Run to allow for the construction 167 single-family homes on 38.6+/- acres in Jefferson Township.

38.6 acres
Jefferson Township



Area "A"

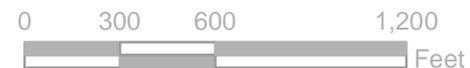
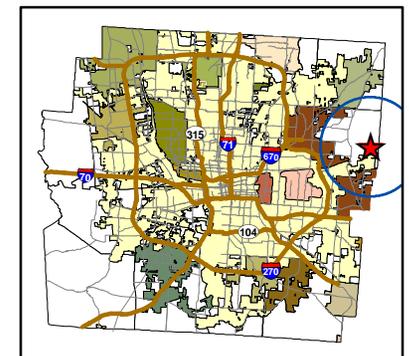
Area "B"

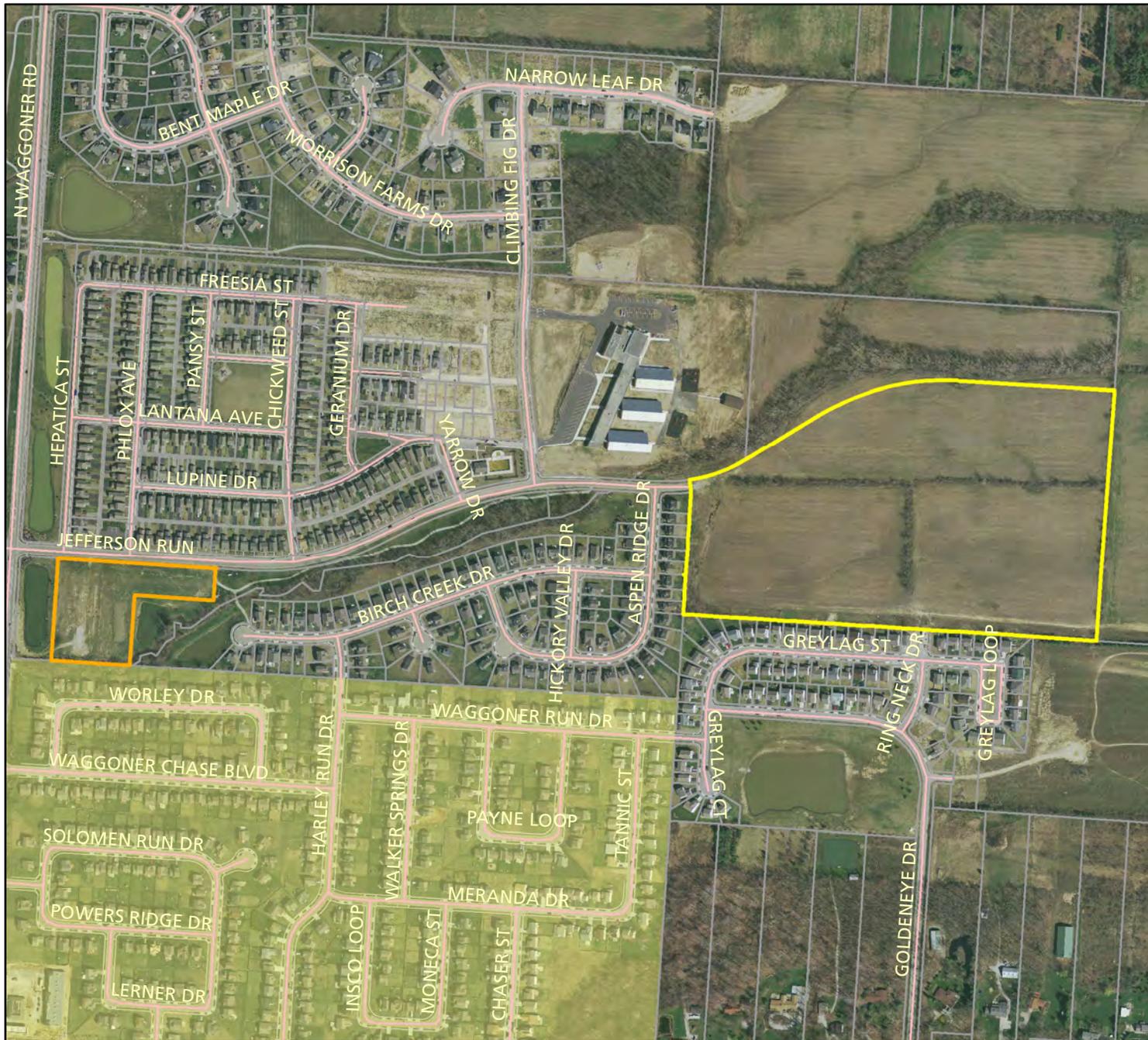
Jefferson Zoning

- Countryside Residential
- Restricted Suburban
- Planned Suburban Res.
- Suburban Periphery Res.
- Government

Columbus Zoning

- Residential
- Commercial



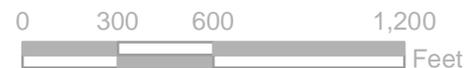
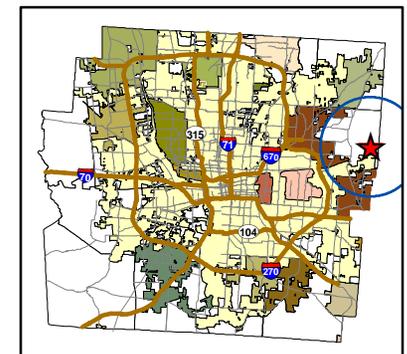


JEFF-10-07

Requesting to amend an existing Suburban Periphery Residential District (SPRD) for the Village at Jefferson Run to allow for the construction 167 single-family homes on 38.6+/- acres in Jefferson Township.

38.6 acres
Jefferson Township

-  Area "A"
-  Area "B"
-  Parcels
-  Streets
-  Corporate Boundaries
-  Columbus



GALLAGHER & KAVINSKY, L.P.A.

TERENCE L. GALLAGHER
KEITH A. KAVINSKY
SCOTT B. BIRRER
STEVEN K. DANKOF, JR.

8740 Orion Place
Suite 200
Columbus, Ohio 43240

Telephone: (614) 885-9022
Facsimile: (614) 885-9024

Email: sbb@gallagherkavinsky.com

October 21, 2010

Mr. Scott Fulton, Planner
Franklin County Economic
Development & Planning
Lazarus Building
150 S. Front Street, FSL Suite 10
Columbus, OH 43215-7104

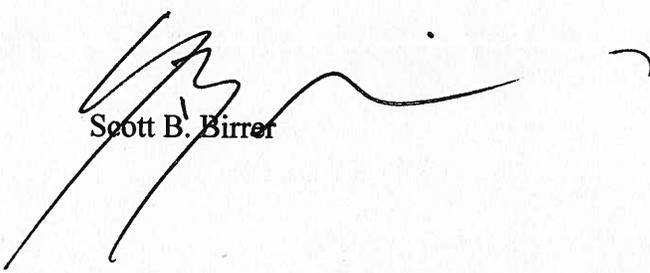
Re: Matrix/Wingates -- Tabling Fee

Dear Scott:

In follow-up to your October 20, 2010 E-Mail, enclosed please find our check No. 10518 in the amount of \$175.00. This check represents the tabling fee for the Matrix/Wingates matter.

After your receipt and review, please call with any questions. Thank you.

Very truly yours,


Scott B. Birrer

SBB/pp

Enclosure

RECEIVED

OCT 22 2010

Franklin County Planning Department
Franklin County, Ohio

20N-10-12



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Planning Commission
November 10, 2010

Case# ZON-10-15

Prepared by: Scott Fulton

| | |
|-------------------------|--|
| Owner/Applicant: | Oscar J. Marcum |
| Agent: | Donald Plank |
| Township: | Franklin Township |
| Location: | 2182 Frank Road |
| Acreage: | 0.356-acres |
| Request: | To rezone from the Rural District to the Select Commercial Planned District (SCPD) to legitimize an existing roofing business. |

Background Information

Request:

The applicant’s property is located at 2182 Frank Road, just east of Harrisburg Pike. The property is 0.36-acres in size and contains a 640 square foot single-family residence, built in 1940, used as the office for the business and a 764 square foot pole barn built in 2005 used for storage of roofing materials. The applicant has been using the property to run his roofing business for approximately 10 years; however, this is not a permitted use in a Rural District and has been on notice as a zoning violation since May 21, 2008.

The applicant originally applied for several variances and a conditional use in January 2010 as the first step in attempting to rezone the property to the Community Service (CS) District to allow the continuation of the roofing business on the property. Because the proposed CS zoning would not be in harmony with the recommendations of the Southwest Area Plan, a compromise was proposed to rezone the property to the Select Commercial Planned District, allowing the roofing business to remain, but without any of the other uses permitted in the CS District. When the roofing business no longer utilizes the property, the site could be rezoned to a district recommended in the Southwest Area Plan.

The applicant tabled the requested rezoning at the October meeting so that outstanding issues could be resolved.

Surrounding Land Use/Zoning

| Direction | Zoning | Land Use |
|-----------|------------------------|---------------------------|
| North | Community Service (CS) | Pub |
| East | Rural | Vacant/Single-family home |
| South | Rural | Franklin Twp. Offices |
| West | Community Service (CS) | Gas Station/Vacant Lot |

Comprehensive Plan:

The Southwest Area Plan, a collaborate effort by the City of Columbus, Franklin Township, Jackson Township and Franklin County, recommends for the applicants parcel for Neighborhood Commercial, which is intended “to provide localized commercial areas for the daily use of neighborhood residents”. Examples of Neighborhood Commercial uses are “small-scale retail establishments, office and dwelling units located above other permitted uses”. The plan goes on to outline corresponding zoning districts from the Franklin County Zoning Resolution considered acceptable districts in the Neighborhood Commercial future land use category, which are: Neighborhood Commercial, Select Commercial Planned District and Planned Shopping Center.

Staff Analysis

Select Commercial Planned District:

The Select Commercial Planned District (SCPD) is intended to provide for any use permitted in a straight commercial district to locate in residential areas with development controls to ensure compatibility with the surrounding environment. As part of the rezoning of an area to the SCPD district a development plan showing buildings, parking, landscaping, lighting, and signage is required. Any change/modification to an approved development plan must go through the amendment process.

Proposed Uses:

The applicant is proposing to rezone the property from the Rural District to the Select Commercial Planned District (SCPD) to legitimize an existing roofing business (SIC Code 176). The applicant is also proposing to allow uses of the Neighborhood Commercial District. The applicant’s development text states that so long as the existing house being used as an office remains on the property then the roofing business and all uses permitted in the Suburban Office (SO) district shall be permitted on site. Once the home is removed then all uses of the Neighborhood Commercial (NC) district will be permitted, but only if the parcel is combined with another parcel.

Access/Traffic:

Currently the property has two access points on Frank Road; the western entrance directly accesses Frank Road from the applicant’s property, while the eastern entrance utilizes a fork off of the driveway of the adjacent property without a cross access agreement. The applicant is proposing to close the eastern entrance and utilize chain, posts or parking blocks to prevent access from the east in favor of making the western entrance the only entrance to the property.

Parking and Circulation:

The applicant is proposing five (5) parking spaces along the eastern property line delineated with numbered parking blocks; the Franklin County Zoning Resolution requires a minimum of three (3) parking spaces. The applicant is also proposing to utilize the existing gravel for the parking lot rather than pavement as required by the Franklin County Zoning Resolution. While the applicant had originally shown some of the gravel parking lot reverting back to grass, this has since been changed and the entire gravel parking lot will remain as is.

Storm Water/Drainage:

The applicant is proposing to use the existing storm water management for the site which consists of gutters and downspouts that outlet directly onto the property.

Sewage Disposal & Water Supply:

The property is served by centralized water and sewer provided by the City of Columbus.

Erosion & Sedimentation:

Franklin Soil and Water has reviewed the proposal and has no issues with the erosion and sedimentation of the proposed development.

Graphics and Signage:

The applicant is proposing to keep the existing four foot by four foot ground sign along Frank Road in addition to the two four foot by four foot wall signs on the south and west walls of the accessory building. The applicant is also proposing the addition of a four foot by four foot wall sign to the south, east or west wall of the office but only if one of the existing wall signs on the accessory building is removed.

Lighting:

Currently there are exterior lights on the front and back porches of office on the property in addition to flood lights on the northern and southern walls of the accessory building. The applicant is also proposing the possibility of adding flood lights on the western wall of the office.

Screening & Landscaping Plan:

The applicant is proposing to add landscaping beds on both sides of the front porch to the home used as the office. These beds will contain shrubbery and mulch. The existing trees on the property are to remain. While the applicant had originally shown some of the gravel parking lot reverting back to grass, this has since been changed and the entire gravel parking lot will remain as is.

Architectural Design:

The applicant is proposing no architectural changes to the building.

Outdoor Storage:

No outdoor storage is planned for the site.

Issues:

There are a number of outstanding issues that still need to be addressed by the applicant in the development text and site plan; they are as follows:

- The only permitted use for the property will be the existing roofing and siding business. While the applicant has proposed all uses of the Neighborhood Commercial (NC) District, staff would like to see the property rezoned to a district recommended in the Southwest Area Plan when the applicant ceases to utilize the property for a roofing and siding business.
- The parking lot needs to be paved and striped according to requirements of the Franklin County Zoning Resolution. The applicant; however, wishes the parking lot to remain as gravel. Not only is this contrary to the zoning requirements, the parking lot was also constructed illegally.
- Staff has attempted to work with the applicant and his agent throughout the course of the rezoning process and offered several compromises that would allow the applicant to stay in business while keeping the property from straying from the intent of the Southwest Area Plan. The applicant; however, has rejected all attempts at a compromise.
- The applicant has operated his business from this property illegally for roughly ten years; knowingly since at least 2008.
- The applicant refuses to pave or stripe the parking lot as required by the development standards of the Select Commercial Planned District (SCPD).

Staff Recommendation

Staff recommends **denial** of the proposed rezoning because the current roofing business does not comply with the recommendations of the Southwest Area Plan.

While staff understands the applicant's right to attempt to rezone the property as they see fit, staff has attempted to work with the applicant and his agent throughout the course of the rezoning process and offered several compromises that would allow the applicant to stay in business while keeping the property from straying from the intent of the Southwest Area Plan. The applicant; however, has rejected these compromises, refuses to meet standards of the district they are choosing to rezone to and has become more concerned with the redevelopment potential of the property than continuing to operate the roofing business at the current location.



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (20N-10-15), Date Filed (8-17-10), Received By (SF), Total Fees (0), Receipt Number (N/A (See below))

Application fees paid for VA/CU-3683 (\$1,300.00) to be credited to this application.

Subject Property Information

- 1. Street Address: 2182 Frank Road, Columbus, OH 43223
2. Parcel ID Number(s): 140 - 004133
3. Township(s): Franklin

Description of Subject Property

- 4. Acres to be Rezoned: 0.358 Ac
5. Current Land Use: Roofing and Siding business. See separate description.
6. Surrounding Land Use: North Commercial (Bar), South Franklin Township facilities, East Vacant lot (pending rezoning to NC), West Vacant lot zoned CS
7. Water Supply Source: [X] Public (Central) [] Private (Onsite) City of Columbus
8. Sanitary Sewer Source: [X] Public (Central) [] Private (Onsite) City of Columbus

Rezoning Request

- 9. Current Zoning: R, Rural
Proposed Zoning: SCPD, Select Commercial Planned Development
10. Proposed Land Use: Roofing and Siding business and uses of the CS
11. Purpose for Request: All uses of CS, Community Service, to include existing roofing and siding business, with standards variances as noted.

RECEIVED

AUG 17 2010

Applicant/Owner/Agent Information

12. Applicant Information: Oscar J. Marcum c/o Donald Plank, Attorney
Plank Law Firm, 145 East Rich Street, 3rd Flr.
Address: Columbus, OH 43215 dplank@planklaw.com
Phone: (614) 947-8600 Fax: (614) 228-1790
Interest in Property: Applicant/Attorney
Signature: Donald Plank, attorney for applicant
13. Property Owner: Oscar J. and Patricia A. Marcum, c/o Donald Plank
Plank Law Firm, 145 East Rich Street, 3rd. Flr.
Address: Columbus, OH 43215 dplank@planklaw.com
Phone: (614) 947-8600 Fax: (614) 228-1790
Signature: Donald Plank, attorney for owner
14. Agent Information: Donald Plank, Attorney
Plank Law Firm, 145 East Rich Street, 3rd Flr.
Address: Columbus, OH 43215 dplank@planklaw.com
Phone: (614) 947-8600 Fax: (614) 228-1790
Signature: Donald Plank

Applicant/Owner/Agent Information

I/~~we~~^{XX} (applicant) Donald Plank, Attorney for applicant and property owner swear that I/~~we~~^{XX} am/~~are~~^{XX} the attorney for owners/~~lessors/tenants~~ of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/~~our~~^{XX} knowledge.

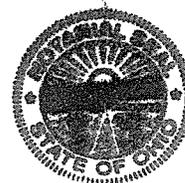
Applicant Signature: Donald Plank, attorney for applicant and property owner
(required)

Date: 8/16/10

Property Owner Signature: Donald Plank
(required)

Subscribed and sworn to me in my presence and before me on this 16th day of AUGUST 20 10.

Notary Public Signature: Barbara A. Painter



**SCPD, Select Commercial Planned Development
2182 Frank Road, Columbus, OH 43223
Columbus, OH**

PROPOSED DISTRICT: SCPD, Select Commercial Planned District
EXISTING DISTRICT: R, Rural District
ACRES: 0.356 +/- Ac.
PROPERTY ADDRESS: 2182 Frank Road, Columbus, OH 43223
OWNER(S): Oscar J. and Patricia A. Marcum c/o Donald Plank,
 Attorney, Plank Law Firm, 145 East Rich Street, 3rd
 Flr., Columbus, OH 43215
APPLICANT: Oscar J. Marcum c/o Donald Plank,
 Attorney, Plank Law Firm, 145 East Rich Street, 3rd
 Flr., Columbus, OH 43215
DATE OF TEXT: October 19, 2010
APPLICATION NUMBER: ZON-10-15

INTRODUCTION: The site for rezoning is 0.356 +/- Acres on the north side of Frank Road, 200 +/- feet east of the intersection of Frank Road and Harrisburg Pike (the "Property"). The Property is presently zoned R, Rural. Existing development includes a former house used for the offices of a roofing and siding company and a detached garage used for intermittent storage of equipment, such as ladders and scaffolding, used in the roofing and siding business. Applicant submitted a variance and conditional use application (VA/CU-3683) to permit the roofing and siding business in the R, Rural District, but County staff requested that the Property be rezoned. Applicant requests the SCPD, Select Commercial Planned District to permit the roofing and siding business (SIC Code 176 – Roofing and Sheet Metal Work) and certain NC, Neighborhood Commercial Uses. Applicant requests certain applicable variances related to existing site conditions. The Property abuts the CS, Community Service District to the north and west. Frank Road, a major arterial right of way is located to the south, with Franklin Township facilities located on the south side of Frank Road. The two (2) parcels to the east are pending rezoning to the NC, Neighborhood Commercial District, as specified by the Southwest Area Plan. Use of the Property for the roofing and siding business as currently used and as restricted herein is appropriate for the location and all NC, Neighborhood Commercial Uses are appropriate for the Property, upon the Property's redevelopment when combined with all or part of adjacent larger parcels. A site plan titled "Site Plan – 2182 Frank Road", dated _____, and signed by Donald Plank, Attorney for Applicant and Property Owner, is submitted with this application solely for the purpose of depicting existing development of the site.

1. PERMITTED USES: So long as the Property is improved with a 640 square foot house (the "Office"), the permitted uses shall be for a Roofing and Siding Business (SIC Code 176 – Roofing and Sheet Metal Work), as restricted in Section 2 hereof, and all uses permitted in the Suburban Office Zoning District.

Upon the redevelopment of the Property, NC, Neighborhood Commercial Uses, as permitted in Sections 325.02, Permitted Use – 325.033, Other Conditional Uses Permitted, of the Franklin County Zoning Resolution, would be appropriate pursuant to the Southwest Area

Plan, but only if combined with all or portions of adjacent larger parcels. Therefore, any redevelopment of the Property shall require a rezoning.

2. DEVELOPMENT STANDARDS: Development Standards shall be as follows:

a) Roofing and Siding Business: Site Development Standards shall be as depicted on the site plan titled "Site Plan – 2182 Frank Road", dated _____, and signed by Donald Plank, Attorney for Applicant and Property Owner for a Roofing and Siding Business. The site and buildings shall be maintained as depicted.

b) There are no significant stands of vegetation on the site. Existing grass areas and trees are depicted on the site plan.

c) Soil Type: N/A

d) Traffic: N/A

e) Access: There shall be a single, full-turning movement curbcut that will provide access to Frank Road for this site. The existing curbcut shall be permitted to remain. The driveway connection between this parcel and the abutting parcel (PID: 140-001377) to the east shall be closed. Parking blocks, posts and chain or other means of preventing vehicular connection between the two (2) properties shall be placed along the property line. There shall be no vehicular access between the subject site and the abutting parcel to the east.

f) Parking: Five (5) off-street parking spaces are depicted on the site plan. The existing gravel driveway and parking area shall remain, except where indicated. Parking spaces shall be delineated with numbered parking blocks.

g) Storm Water Drainage: No change to existing conditions.

h) Sewage Disposal and Water Supply: Both are presently provided from public systems (City of Columbus). No change.

i) Architectural Design: Existing buildings (2) to remain for roofing and siding business use.

j) Outside storage: There shall be no outside storage of materials or equipment.

k) Utilities and Facilities: All existing utilities to remain, including above ground, until site is redeveloped, at which time, on-site utilities, where practical, shall be placed underground.

l) Pollution: No smoke shall be emitted. There shall be no odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCPD boundary. There shall be no noise greater than 60 decibels at the lot line.

m) Graphics: One (1) ground sign and two (2) wall signs are existing and shall be permitted. The ground sign is located in the Frank Road setback of the front building, as depicted on the site plan and is four (4) feet by four (4) feet with a maximum height of the sign and support posts of four feet six inches (4' 6"). The sign is double faced, with each side readable in only one (1) direction on Frank Road. There are two (2) existing wall signs and two (2) wall signs

shall be permitted. One (1) wall sign each is located on the south and west walls of the detached accessory building. Each wall sign is four (4) feet by four (4) feet. Off-premise graphics are not permitted. At applicant's option, one (1) wall sign not exceeding 16 square feet may be placed on either the south, east or west wall of the front building, below the roof line, subject to removal of one (1) of the wall signs on the accessory building.

n) Lighting: Existing exterior lighting, as noted on the site plan, consists of the following: a) Front porch light on the front building, b) Flood lights on the rear porch of the front building, c) Flood lights on the south and north walls of the detached accessory building. Applicant may install additional flood lighting on the west wall of the front building.

o) Screening and Landscaping plan: The submitted site plan depicts existing grass areas of the site. New landscaping beds are depicted on both sides of the front entrance of the front building. Shrubbery and mulch shall be placed in the new landscaping beds. As depicted on the site plan, portions of the existing gravel driveway shall be paved or seeded with grass.

p) Variances in SCPD applicable to use of the property for a Roofing and Siding Business:

- 1) 332.03(1), Conditional Use, to not provide a thirty (30) foot wide landscaped greenbelt and opaque screening.
- 2) 332.03(2), Conditional Use, to not provide a thirty (30) foot wide front "greenbelt" or landscaped area between the street right of way line.
- 3) 332.03(5), Conditional Use, to not provide a landscape plan prepared by a registered landscape architect and a building elevation (rendering).
- 4) 332.045, Front Green Belt, to not provide a landscaped area at least fifteen (15) feet in width between the right of way and any structure or paved area.
- 5) 332.047, Minimum Front Building Setback Line, to reduce the required building setback to ten (10) feet, to reflect the existing setback of the front building (2182 Frank Road).
- 6) 531.042, Location of Drive, to permit the existing location of the existing driveway approximately one (1) foot from the west property line.

q) No sheet metal work shall be performed at the Property.

3. DESTRUCTION OR REDEVELOPMENT OF PROPERTY: In the event the Office is demolished by the Property Owner or if the Office is damaged by 50 percent or more of the Office's value, the variances set forth in Section 2(p) shall terminate and the Property shall be rezoned before redevelopment of the Property is permitted.

4. COMPLIANCE WITH CONDITIONS:

a) Six Months. Applicant shall have six (6) months to do the following:

- 1) Receive zoning compliance from the Franklin County Economic Development and Planning Department;
- 2) Obtain a sign permit for the signs located on the Property; and
- 3) Work with the property owner to the east to remove portions of the neighbor's driveway that run to the Property.

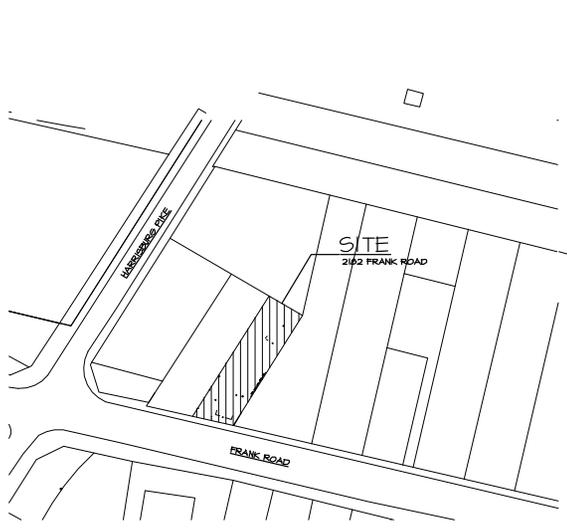
b) Two (2) Years. Applicant shall have two (2) years to pave the drive and parking lot. Applicant may pave less area than that shown on the site plan but whatever is not paved shall be seeded with grass. Applicant may elect to pave the drive and parking areas in sections, provided all is paved or seeded within said two (2) year period.

Donald Plank, Attorney for Applicant and Property Owner

Date

2182 FRANK ROAD

COLUMBUS, OHIO 43223



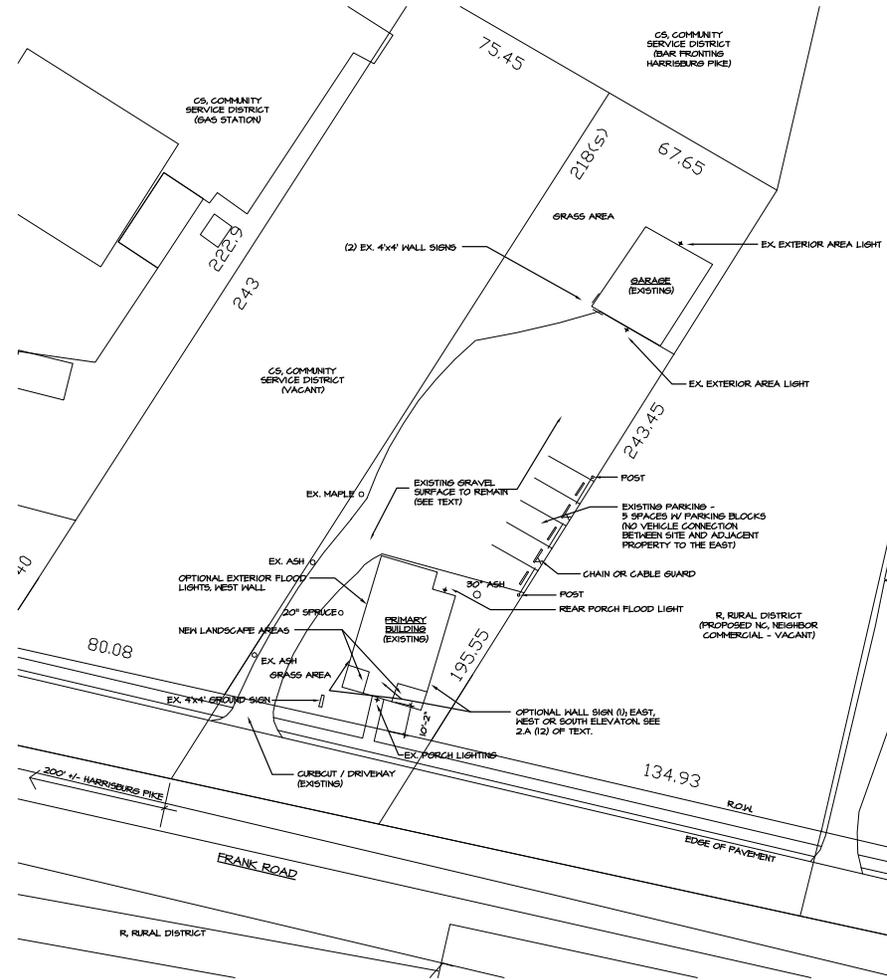
LOCATION MAP

1" = 100'



ZONING DATA

| | |
|--------------------------|--|
| PROPERTY ADDRESS | 2182 FRANK ROAD, COLUMBUS, OHIO 43223 |
| PROPERTY ID | 140-00438 |
| TAXING DISTRICT | FRANKLIN TOWNSHIP |
| CURRENT ZONING DISTRICT | R, RURAL DISTRICT |
| PROPOSED ZONING DISTRICT | SCPD, SELECT COMMERCIAL PLANNED DISTRICT |
| PROPERTY AREA | 358 ACRE (15544 SF) |
| PRIMARY BUILDING | 700 SF |
| ACCESSORY BUILDING | 850 SF |
| PARKING | 3 SPACES (5 ACTUAL) |
| LANDSCAPED OPEN SPACE | 278 |



SITE PLAN

1" = 20'



This Document is Official Only & Electronic
For Record of Plan and Record of Survey

Issue Date **OCTOBER 14, 2010**
Revision Date _____ Mark _____

General Notes

ZON-10-15



DCH ARCHITECTS, LLC

2494 Billion Court
Columbus, Ohio 43220
614.226.7732
fax 614.442.9550
dcharchitect@iscglobal.net
www.dcharchitects.com

Member of the American Institute of Architects - AIA

Project **21010**

2182 FRANK ROAD
COLUMBUS, OHIO 43223

Sheet Title

SITE PLAN
ZONING DATA

Sheet Number

A1

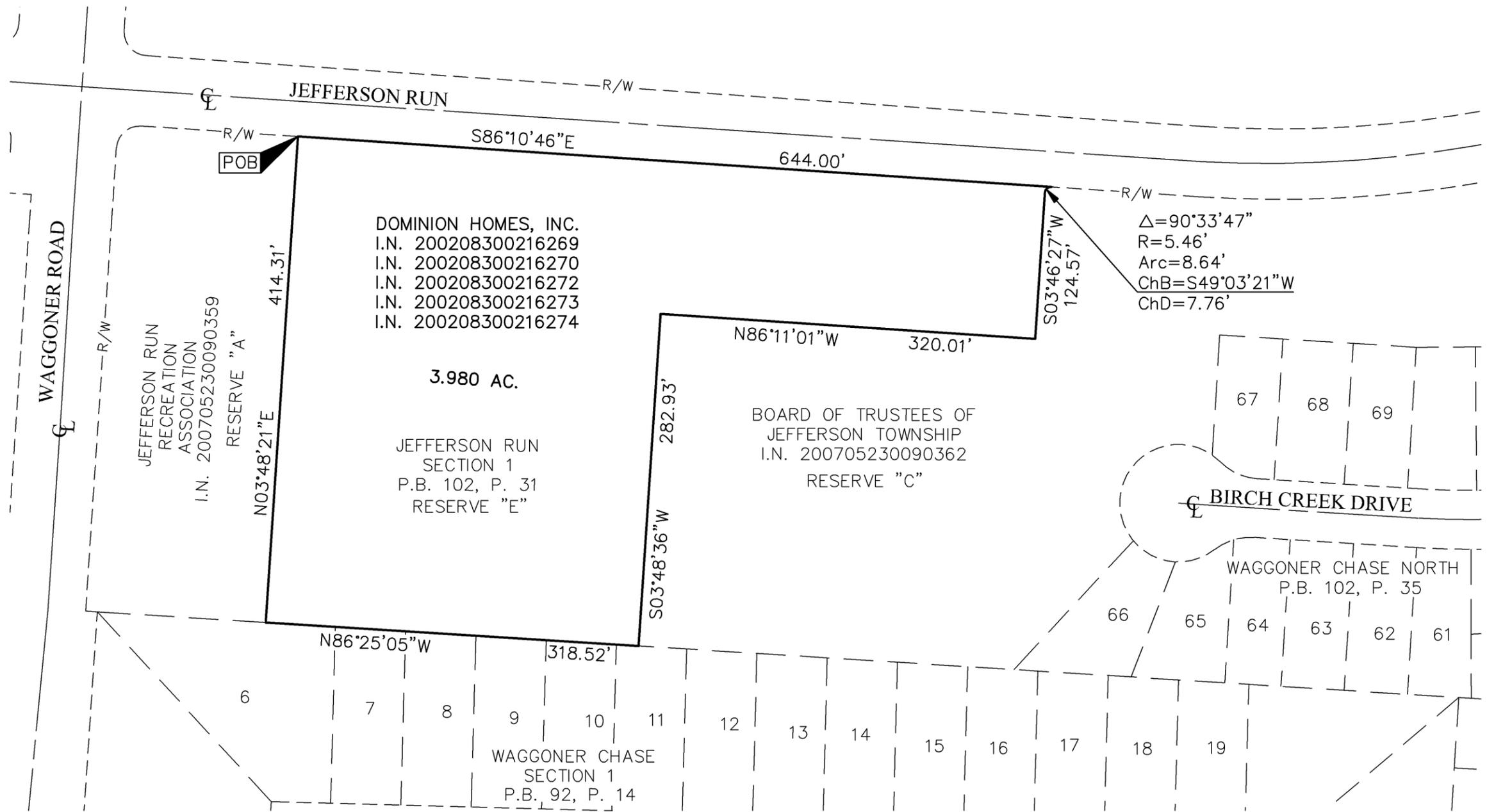
1 of 1

ZONING EXHIBIT
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: October 7, 2010

Scale: 1" = 100'

Job No: 2010-1287



JEFF-10-07
October 20, 2010

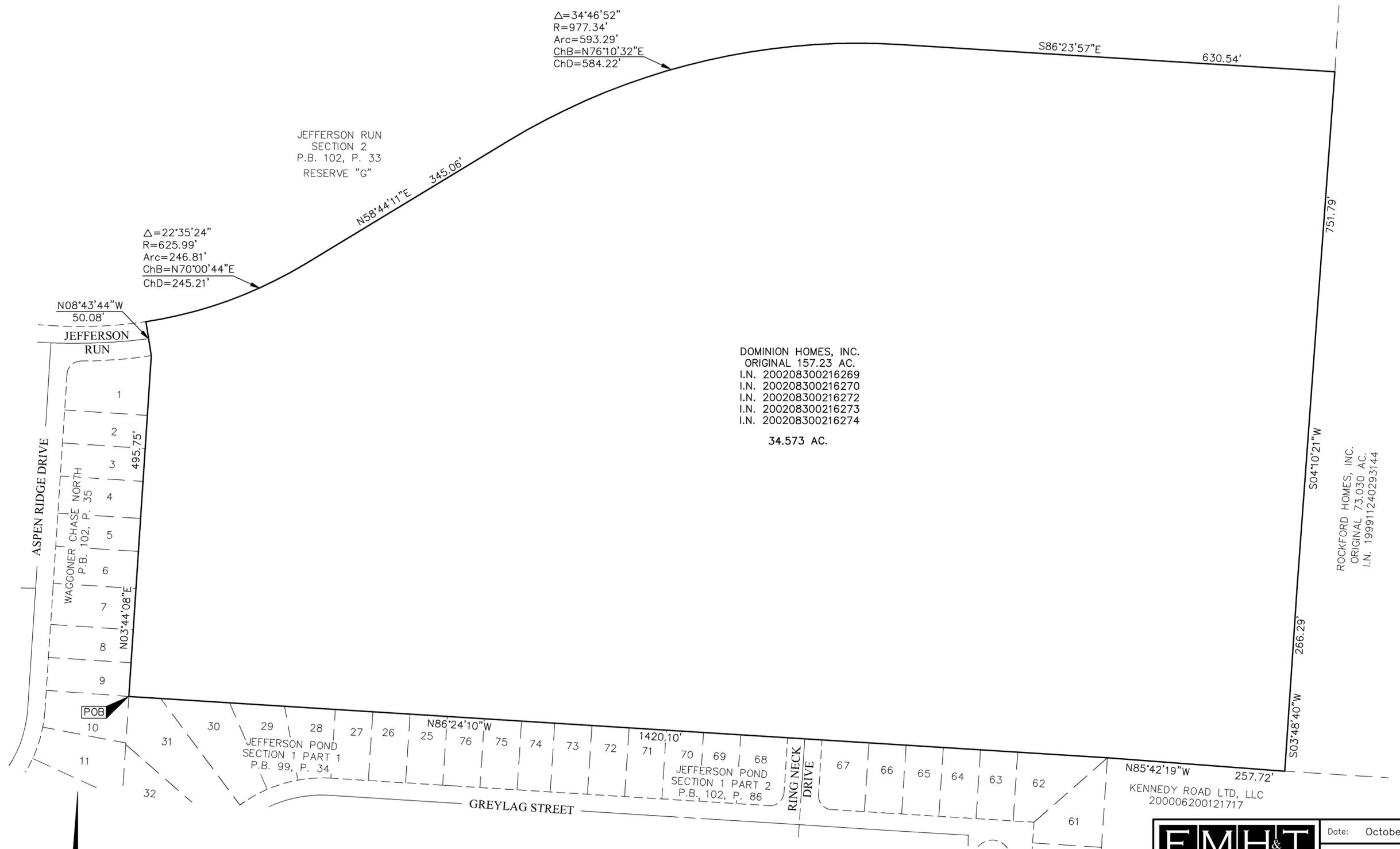
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ZONING EXHIBIT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

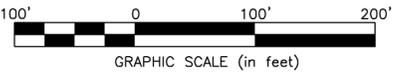
UNITED STATES MILITARY LANDS

TOWNSHIP OF JEFFERSON, COUNTY OF FRANKLIN, STATE OF OHIO



$\Delta=34^{\circ}46'52''$
 $R=977.34'$
 $Arc=593.29'$
 $ChB=N76^{\circ}10'32''E$
 $ChD=584.22'$

$\Delta=22^{\circ}35'24''$
 $R=625.99'$
 $Arc=246.81'$
 $ChB=N70^{\circ}00'44''E$
 $ChD=245.21'$

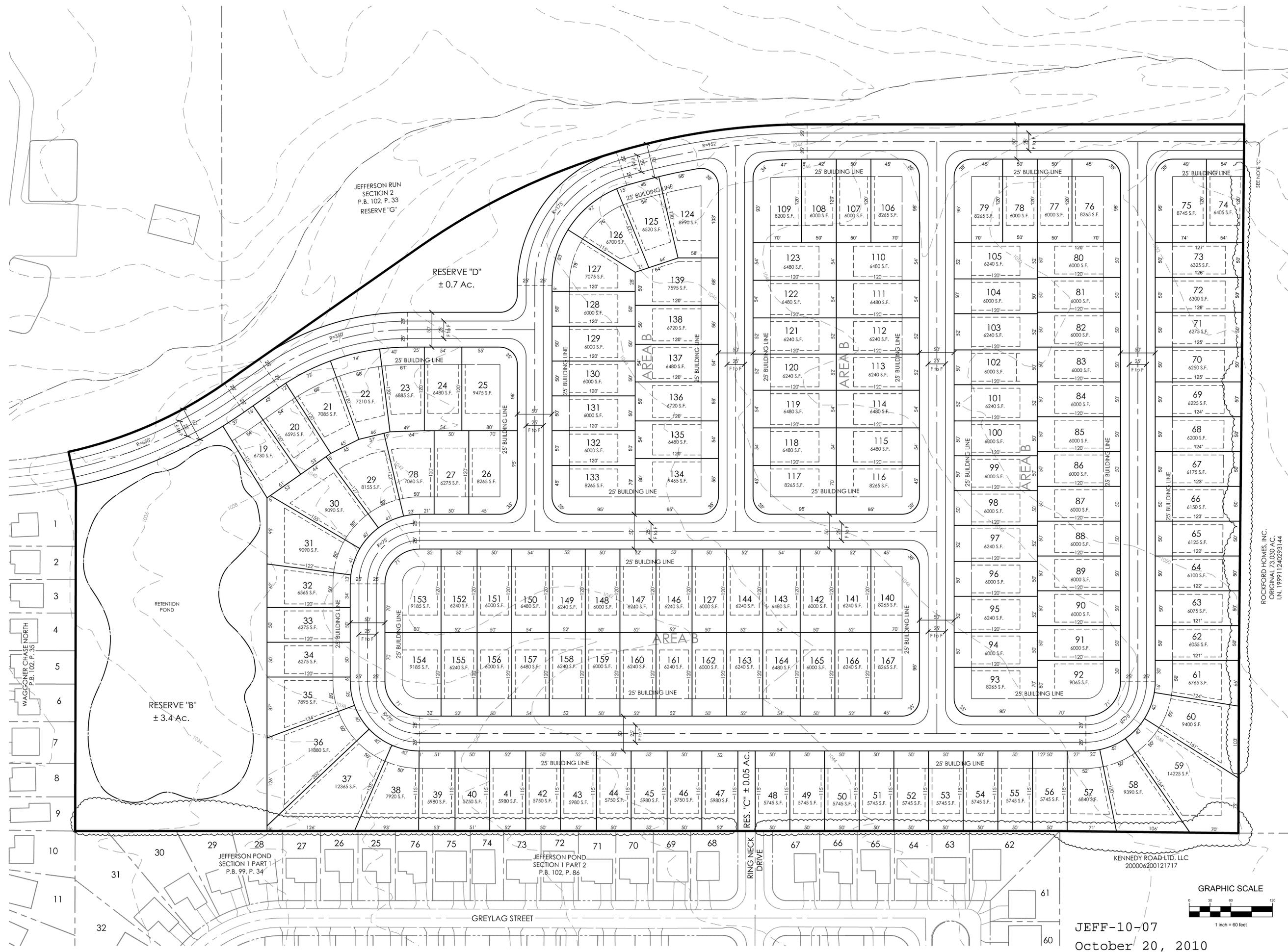


JEFF-10-07
 October 20, 2010

| | | |
|--|------|-----------------------|
| EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com | | Date: October 7, 2010 |
| | | Scale: 1" = 100' |
| | | Job No: 2010-1287 |
| | | Sheet: 1 of 1 |
| REVISIONS | | |
| MARK | DATE | DESCRIPTION |
| | | |
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VILLAGES AT JEFFERSON RUN (AMENDMENT)

Jefferson Township · Franklin County · Ohio

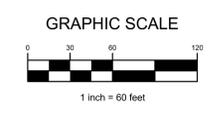
DEVELOPMENT PLAN

AREA "B"

PREPARED FOR:
DOMINION™
IT'S YOUR HOME

PREPARED BY:
EMHT
Evans, Mechwart, Hambleton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

| | |
|----------|------------------|
| DATE: | OCTOBER 14, 2010 |
| REVISED: | |



JEFF-10-07
October 20, 2010

ROCKFORD HOMES, INC.
ORIGINAL 73,030 AC.
I.N. 199911240293144

JEFFERSON POND SECTION 1 PART 1 P.B. 99, P. 34

JEFFERSON POND SECTION 1 PART 2 P.B. 102, P. 86

JEFFERSON RUN SECTION 2 P.B. 102, P. 33 RESERVE "C"

RESERVE "D" ± 0.7 AC.

RESERVE "B" ± 3.4 AC.

WACCONER CHASE NORTH P.B. 102, P. 35

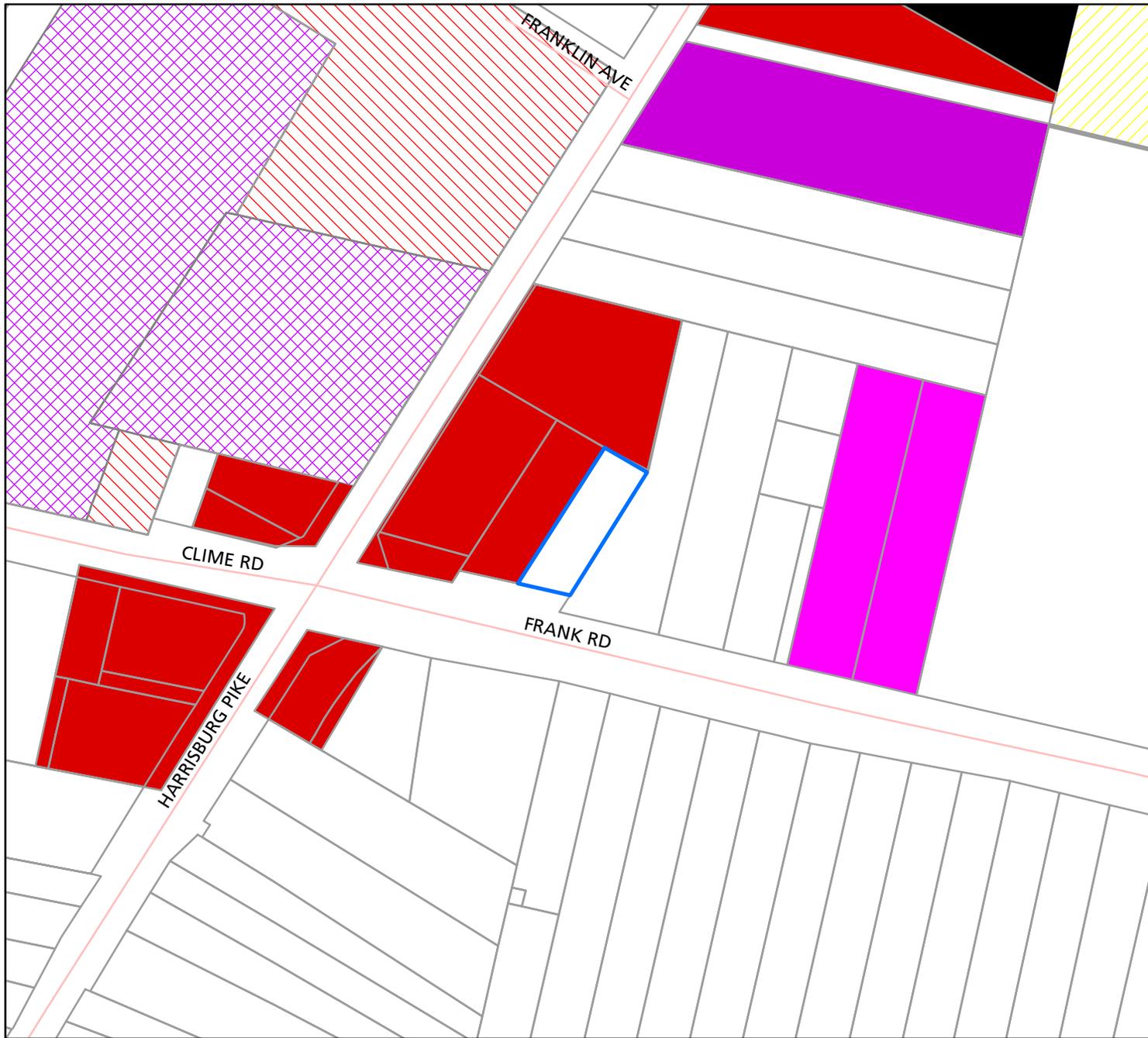
KENNEDY ROAD LTD, LLC 200006200121717

RES. "C" ± 0.05 AC.

AREA B

AREA B

AREA B



ZON-10-15

Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to legitimize an existing roofing business.

0.36 acres
Franklin Township

2182 Frank Road

Streets

County Zoning

Rural

Neighborhood Com.

Community Service

Limited Industrial

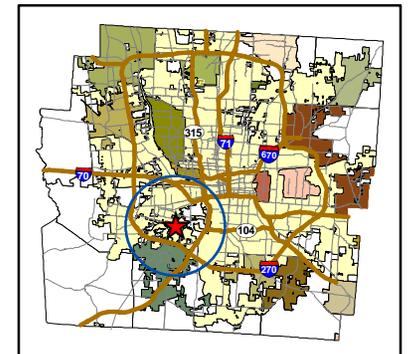
Exceptional Use

Columbus Zoning

Residential

Commercial

Manufacturing



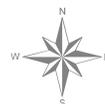
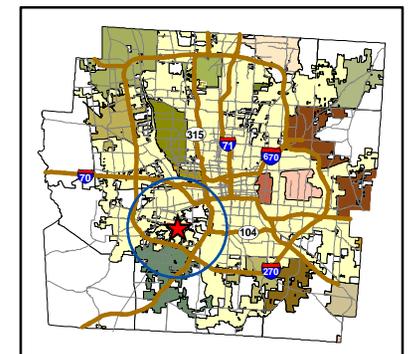


ZON-10-15

Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to legitimize an existing roofing business.

0.36 acres
Franklin Township

-  2182 Frank Road
-  Parcels
-  Streets



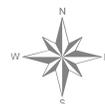
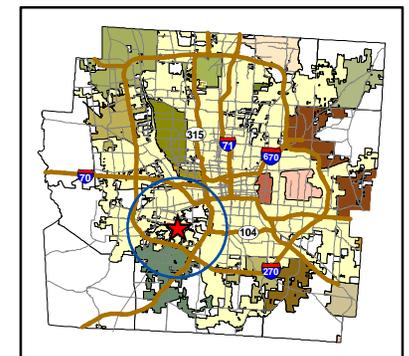


ZON-10-15

Requesting to rezone from the Rural District to the Select Commercial Planned District (SCPD) to legitimize an existing roofing business.

0.36 acres
Franklin Township

- 2182 Frank Road
- Parcels
- Streets
- Corporate Boundaries
- Columbus



Fulton, Scott C.

From: Laura Comek [LComek@CBJLawyers.com]
Sent: Friday, October 29, 2010 4:59 PM
To: Fulton, Scott C.
Cc: Rita Martin; Welch,Brent; Reutter, David
Subject: RE: Franklin County Technical Review Committee/George Smith Estate

Hi Scott - thanks for email. Yes, we would like to table until December, sans fee.

I will still work to get a complete (versus piecemeal) response to you in a timely manner and get coordinated for field trips!
Thank you again
Have a great weekend.
L

>>> "Fulton, Scott C." <scottfulton@franklincountyohio.gov> 10/29/2010 3:52:28 PM >>>
Laura,

Instead of rushing around to get everything we discussed today settled by Tuesday, why don't you just table the case until the December meeting? I spoke with Lee and he said he is fine with waiving the fee since you didn't receive the Tech Review Materials in the first place. This should give us time to make sure we have everything ironed out before the Planning Commission meeting. All I need from you is something in writing; an e-mail will work, stating that you wish to table the case until the December meeting.

Thanks,

Scott Fulton
Planner

Franklin County
Economic Development & Planning
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104

Tel: 614-462-7303
Fax: 614-462-7155

www.franklincountyohio.gov/edp

'525' THE COUNTY'S NEW NUMBER

On 12/13/10 all Franklin County Government telephone numbers that begin with '462' or '719' will switch to begin with '525'.

My new number will be **614-525-7303**.

From: Laura Comek [mailto:LComek@CBJLawyers.com]
Sent: Friday, October 29, 2010 12:50 PM
To: Fulton, Scott C.

RECEIVED

NOV 1 2010

Franklin County Planning Department
Franklin County, Ohio

2010-10-16