



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

Economic Development & Planning Department
James Schimmer, Director

Franklin County Rural Zoning Commission

Franklin County Courthouse
373 South High Street – 26st Floor
Columbus, OH 43215

Thursday, January 21, 2016
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Swearing in of witnesses
4. Approval of By-Laws
5. Election of Chair and Vice-Chair
6. Approval of minutes from the December 17, 2015 meeting
7. Old Business:

i. ZON-15-05 – Matt Brown

Applicant/Owner:	Al Rahma Mosque
Agent:	Dan Heckman, Alpha Architectural Services
Township:	Clinton Township
Site:	2130 Mecca Road (PID #130-004347)
Acreage:	0.25 acres
Zoning:	Rural
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Rural District to the Suburban Office District.

8. Adjournment of Meeting to February 18, 2016



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

Economic Development & Planning Department
James Schimmer, Director

MINUTES OF THE FRANKLIN COUNTY RURAL ZONING COMMISSION

Thursday, December 17, 2015

The Franklin County Rural Zoning Commission convened on the 26th floor, Franklin County Courthouse, 373 South High Street, Columbus, Ohio, 43215, on Thursday, December 17, 2015.

Present were,

Joe Martin, Chairperson
Ralph Horn
Glen Taylor

Franklin County Economic Development and Planning Department:
Matt Brown, Planning Administrator

Mr. Taylor opened the hearing.

Chairperson Martin opened the hearing, which was followed by the introduction of Staff.

Mr. Taylor made a motion to approve the minutes. It was seconded by Mr. Horn. The minutes were approved by a vote of two yeases with one abstention.

OLD BUSINESS:

The next order of business being Case No. ZON-15-03. The applicant is the Franklin County Rural Zoning Commission. The site is the Westbrook Subdivision. The township is Franklin Township. It is in the Rural and Suburban Apartment District and is serviced by public water and wastewater. The request is to rezone all lots and reserves within the Westbrook Subdivision, with the exception of lots 74-91, 107-112, 176-186, and Reserve A, from the Suburban Apartment Residential (R-24) Districts to the Urban Residential (R-12) District. Mr. Horn made a motion to remove Case No. ZON-15-03 from the table. It was seconded by Mr. Taylor. The motion was approved by a three-to-zero vote.

Mr. Brown read and presented the case to the Franklin County Board of Zoning Appeals. Mr. Taylor made a motion to approve Zoning Case No. ZON-15-03. It was seconded by Mr. Horn. The motion was approved by a three-to-zero.

There being no further new business to come before the Rural Zoning Commission, Chairperson Martin adjourned the hearing.

The hearing was adjourned at 1:14 p.m.

Minutes of the December 17, 2015, Franklin County Rural Zoning Commission hearing were approved this 21st day of January, 2016.

Signature

Franklin County, Ohio Rural Zoning Commission

(By-Laws)

A. MEMBERS AND OFFICERS

1. The Rural Zoning Commission, herein after referred to as RZC, shall consist of five (5) members and two (2) at-large members appointed by the Franklin County Board of Commissioners as provided by Sections 303.01 to 303.25 inclusive of the Ohio Revised Code. Each member and/or successor shall serve a term for a period of five (5) years with terms that expire each year. Each member shall maintain residence in unincorporated Franklin County.
2. ~~Each January~~ At the first meeting of each year {01/21/2016}, the RZC shall organize by electing a Chairperson and a Vice-Chairperson. Officers shall serve for one (1) year or until a successor is appointed. Officers are entitled to vote.
3. Upon expiration of a RZC member's term, such member may continue to serve until a successor is appointed.
4. The Chairperson shall encourage regular and timely attendance by each RZC member. Each RZC member is responsible for attending each meeting or notifying the Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's staff person of the inability to attend. Four (4) total unexcused absences in one year or three (3) consecutive unexcused absences shall be grounds for removal of a member by a majority vote of the Board, or at their discretion, grounds for the attending majority of the Board to request the offending member's resignation {02/17/2000}. The Executive Secretary shall determine what constitutes an unexcused absence. Grounds to be considered an unexcused absence would be failure to notify the Executive Secretary before the meeting of an inability to attend, or repeated absences without medical or appropriate personal excuse.
5. The Planning Administrator of the Franklin County Economic Development and Planning Department or the Planning Administrator's designee shall serve as secretary of the RZC.

B. MEETINGS

1. The RZC shall meet on the third Thursday of each month, or other date as approved by the Commission. If the third Thursday is a holiday, the meeting shall be held on the Wednesday before the third Thursday {02/17/2000}. If there are no applications for consideration no meeting will be held {01/21/2016}.
2. Each regular meeting shall be held at 1:30 P.M. in an appropriate room of the Franklin County Courthouse.
3. The RZC shall publish and mail notice as required by Section 303.12 of the Ohio Revised Code. As a courtesy, the RZC will also attempt to mail notice of all remaining property owners within three hundred (300) feet of the subject property. Should an application be tabled, the RZC will re-notify property owners by regular mail {02/17/00}. A copy of the abutter list shall be retained in each respective case

- file and shall be available for public inspection at the Franklin County Economic Development and Planning Department {02/12/98}.
4. All meetings of the RZC shall be open to the public and no action shall take place in Executive Session or by vote prior to any meeting.
 5. All meetings shall be conducted in accordance with Roberts Rules of Order, newly revised. A quorum shall consist of three (3) members of the RZC. If a quorum is lacking, the meeting shall be postponed or canceled. The Rural Zoning Commission is unable to guarantee full attendance at each hearing. As such, any decision made by a quorum of RZC members is final. The RZC shall consider and deliberate upon any request for delay should an applicant desire to do so but because of dynamic development issues present in Franklin County, such request for delay shall only be considered to a date certain not to exceed six months {02/17/00}. This does not, however, guarantee that the delay will be granted nor does it guarantee full board participation at any future meeting {02/11/99}.
 6. There are two (2) designated at-large alternates. The alternates shall have the right to vote and participate in all proceedings and actions of the Rural Zoning Commission at that meeting as if the at-large alternate were a full voting member {01/17/08}.
 7. All motions before the RZC shall be presented in the affirmative (to approve). If a motion is defeated, this constitutes a denial of the application.
 8. The Chairperson may limit the number of persons who wish to speak regarding any agenda item to not more than three (3) for and three (3) persons against. The Chairperson may limit the total amount of time for support of an agenda item to fifteen (15) minutes and the total amount of time for the opposition to fifteen (15) minutes.
 9. All persons wishing to speak at a meeting must register to do so with secretary of the RZC prior to the meeting. Speaker slips will be available for this purpose.
 10. Applications with motions to continue or dismiss shall be heard first. Applications requiring a full presentation to the RZC shall be heard in the order of filing {02/17/00}.

C. POWERS AND DUTIES

The RZC shall consider:

1. The RZC shall consider requests for amendments to the Franklin County Zoning Resolution and/or the Franklin County Zoning Maps. The RZC shall approve, disapprove or suggest modifications to these requests and certify a recommendation to the Board of County Commissioners for their consideration.
2. Amendments may be initiated by motion of the County RZC, passage of a resolution by the Board of Commissioners, or by filing of an application by one of more of the owners of the property within the area to be changed by the proposed amendment.

D. RZC STAFF

1. The Franklin County Economic Development and Planning Department shall receive, process, and present amendments to the RZC.
2. The Franklin County Economic Development and Planning Department shall maintain a record of the RZC proceedings.

E. FRANKLIN COUNTY RURAL ZONING COMMISSION

1. The Franklin County RZC shall submit the proposed amendment to the Zoning Resolution and/or the Zoning Maps, including text and maps, to the Franklin County Planning Commission for their recommendations, as required by the Ohio Revised Code Section 303.12(E) {02/15/01}.

F. SUSPENSION OR AMENDMENT OF RULES

1. These rules and regulations may be suspended only upon the affirmative vote of no fewer than four (4) members.
2. These rules and regulations may be amended from time to time by a majority vote of the RZC membership. Such amendments shall be effective thirty (30) days after an affirmative vote.

SIGNATURE PAGE

Chairperson

Vice-Chairperson

Member

Member

Member

Date Adopted



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

Economic Development & Planning Department
James Schimmer, Director

STAFF REPORT

Rural Zoning Commission
January 21, 2016

Case ZON-15-05

Prepared by: Matt Brown

Applicant/Owner:	Al Rahma Mosque
Agent:	Dan Heckman, Alpha Architectural Services
Township:	Clinton Township
Site:	2130 Mecca Road (PID #130-004347)
Acreage:	0.25 acres
Zoning:	Rural
Utilities:	Public water and wastewater
Request:	Requesting to rezone from the Rural District to the Suburban Office and Institutional (SO) District.

Summary

The applicant is requesting a rezoning from the Rural District to the Suburban Office and Institutional (SO) District. The request is consistent with recommendations of the Clinton-Mifflin Land Use Plan. Staff recommends approval with conditions.

Request

The site is located on the north side of Mecca Road east of Westerville Road in Clinton Township. The site is currently vacant and zoned Rural. The applicant is requesting to rezone the property to the Suburban Office and Institutional (SO) District.

Surrounding Land Use/Zoning

The surrounding area is a mix of land uses and zoning districts in both Clinton Township and the city of Columbus. Land uses include single-family, multi-family, commercial, industrial and religious uses.

Comprehensive Plans

The Clinton-Mifflin Land Use Plan, adopted in January 2009, recommends this property for office and residential uses. Corresponding zoning districts include the Suburban Office and Institutional (SO), Restricted Urban Residential (R-8), Urban Residential (R-12) and Suburban Apartment Residential (R-24) Districts.

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

Staff Analysis

Suburban Office and Institutional (SO) District:

The Suburban Office and Institutional (SO) district is intended for offices and institutions that may locate independently or in small clusters and that desire buildings or groups of buildings surrounded by landscaped open areas adjacent to, but separated from the concentrations of people and traffic of retail, wholesale and industrial areas in the community. This district also allows for administrative, professional, institutional and business offices. The following are examples of permitted uses:

- Veterinary Services, without outdoor pens or runs
- Animal specialty services without outdoor pens or runs (exclusive of horse breeding)
- US Postal Service
- Travel Agencies
- Telephone and Communication Offices
- Radio and Television Broadcasting
- Cable Television Offices
- Depository Institutions (banks)
- Non Depository Institutions
- Security/ commodity brokers
- Insurance Carriers
- Insurance Brokers
- Real Estate
- Investment Companies
- Business Services/offices
- Motion Picture Distribution services
- Motion Picture Theaters
- Video tape/disc rental
- Dance Studios
- Talent producers, entertainers
- Health and Medical Services
- Legal Services
- Educational Services, libraries, schools
- Social Services
- Museums, Galleries
- Membership Organizations
- Engineering , Personnel, Management Services
- Professional Services not otherwise classified
- Government, public offices

There is no minimum lot size or minimum lot width requirement in the SO district, however all development must comply with development standards including lot coverage, side yards setback, rear yard setback, front building setback, green belt and maximum height.

Technical Agency Review:

Clinton Township, the Franklin Soil & Water Conservation District, Franklin County Engineer's office, and Franklin County Drainage Engineer's Office expressed no concerns with the proposed rezoning. The Franklin County Sanitary Engineer's office has confirmed availability of public water and sewer at the site.

Staff Review

The proposed rezoning keeps with the land use recommendation of the adopted comprehensive plan. In addition, the location proposed for rezoning meets the intent of the Suburban Office and Institutional (SO) District to group office and institutional uses and buildings in areas adjacent to, but separate from higher activity uses such as retail, wholesale and industrial uses. 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.

Staff Recommendation

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

1. The applicant must apply for and receive approval of a Certificate of Zoning Compliance from the Franklin County Economic Development and Planning Department prior to a change in use, construction or any earth disturbing activities at the site.

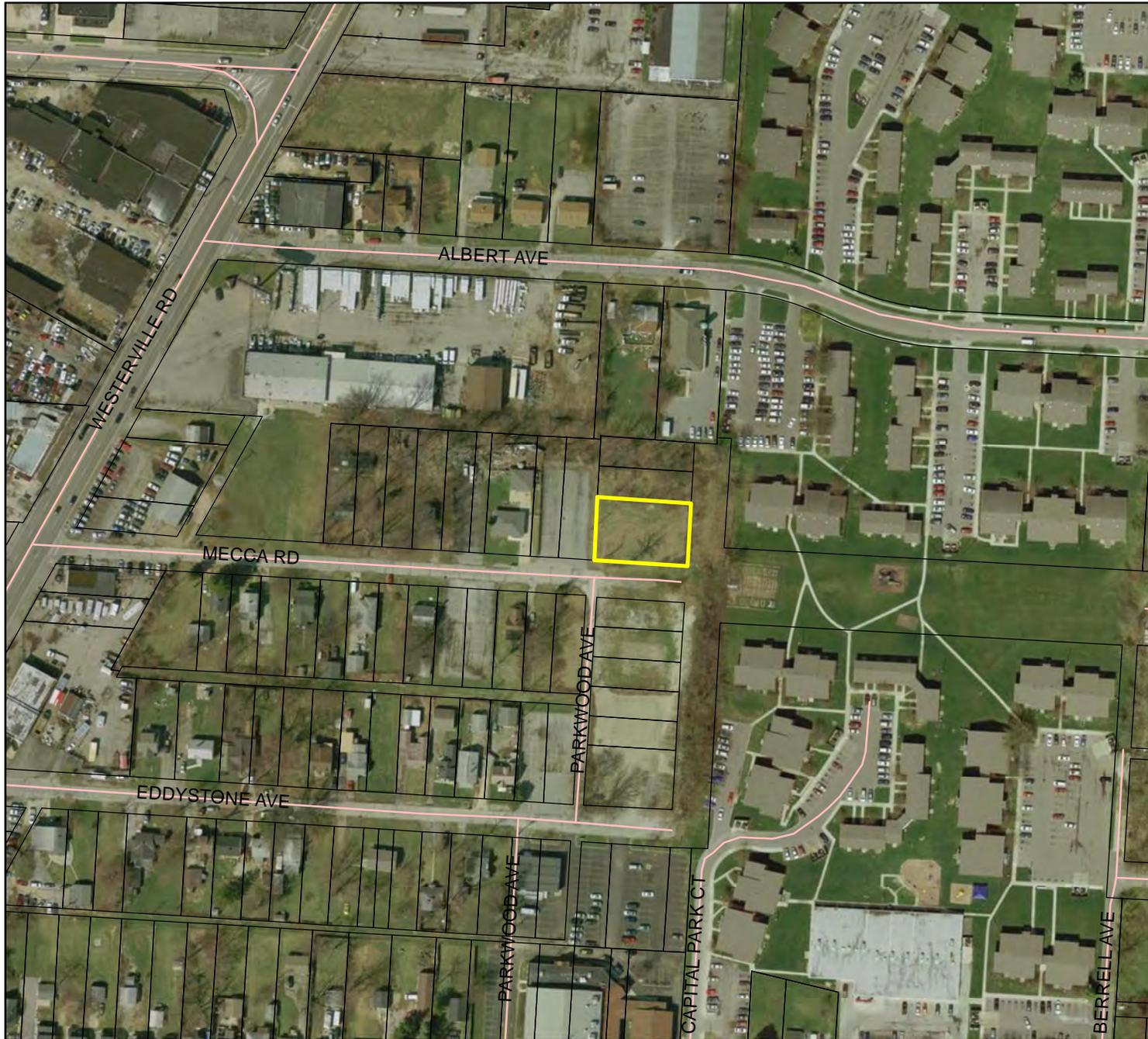
Planning Commission Recommendation

On Wednesday, January 13, 2016, the Franklin County Planning Commission recommended **approval** of the proposed rezoning with the staff's recommended condition.

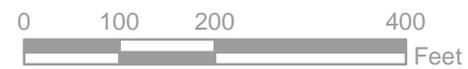
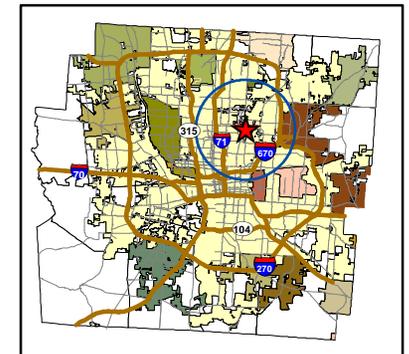
ZON-15-05

Requesting to rezone from
the Rural District to the
Suburban Office District.

0.25 Acres
Clinton Township



-  2130 Mecca Road
-  Parcel
-  Streets



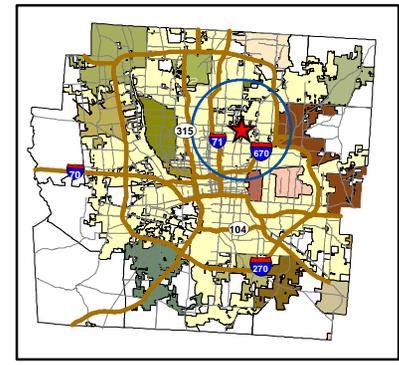


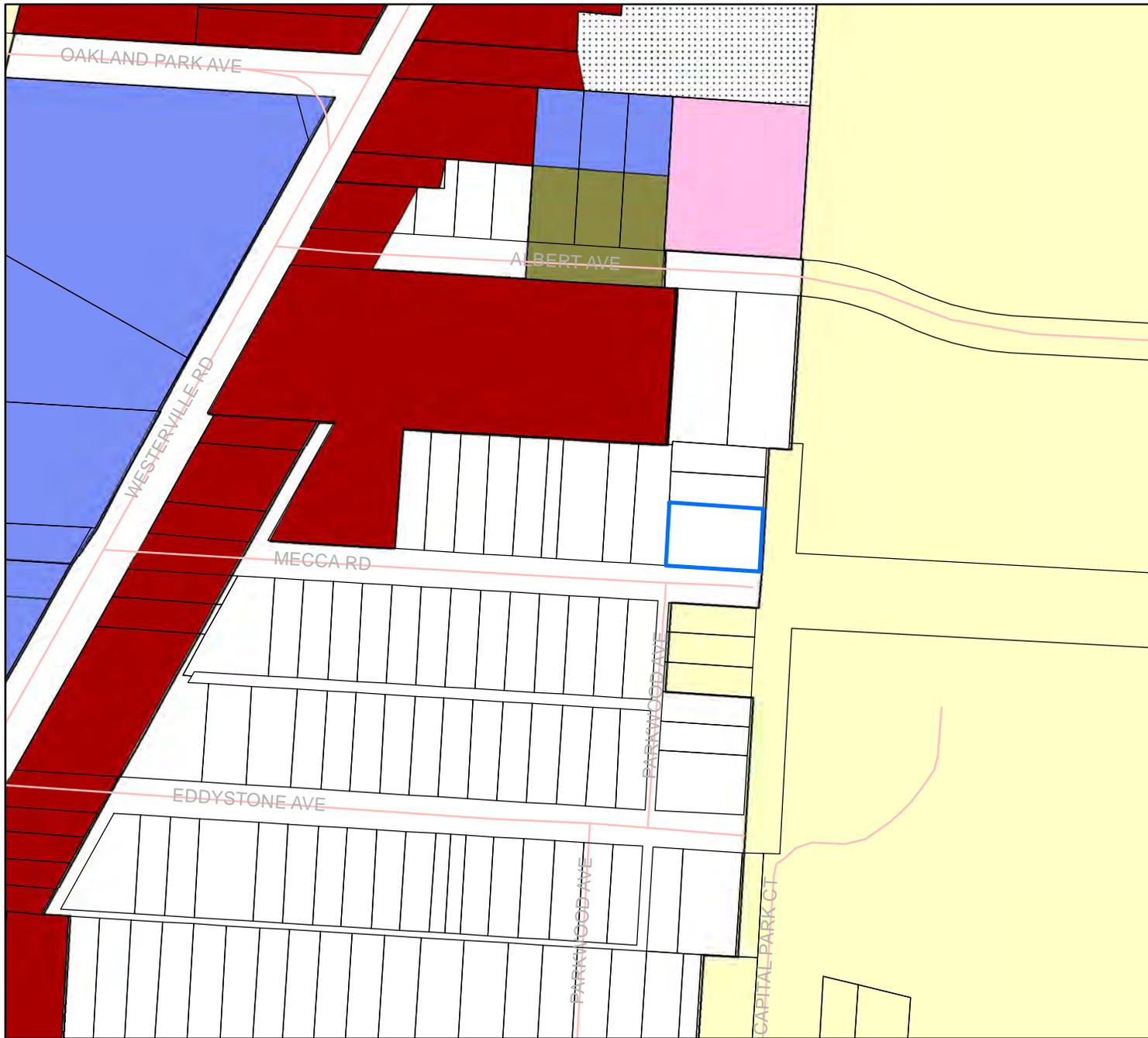
ZON-15-05

Requesting to rezone from
the Rural District to the
Suburban Office District.

0.25 Acres
Clinton Township

-  2130 Mecca Road
-  Parcel
-  Streets





ZON-15-05

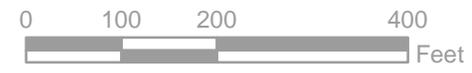
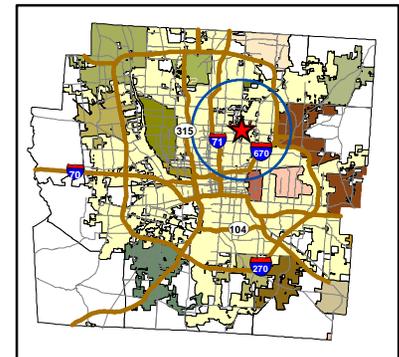
Requesting to rezone from
the Rural District to the
Suburban Office District.

0.25 Acres
Clinton Township

-  2130 Mecca Road
-  Parcel
-  Streets

- Zoning**
-  Community Service
 -  Exceptional Use
 -  Limited Industrial
 -  Restricted Industrial
 -  Rural
 -  Urban Residential
 -  Not in Jurisdiction

- Corporate Boundaries**
-  Clinton
 -  Columbus



Franklin County
Application for Rezoning/Text Amendment

Application Number: ZON-15-05	Date Filed: 12/2/15	Received By: Matt Brown	Total Fees: \$1,000.00	Receipt Number: 15-02926
----------------------------------	------------------------	----------------------------	---------------------------	-----------------------------

Subject Property Information

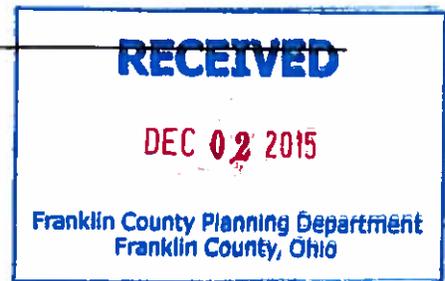
- Street Address: 2130 MECCA RD COLUMBUS, OH 43224
- Parcel ID Number(s): 130 - 004347-00
- Township(s): CLINTON TWP.

Description of Subject Property

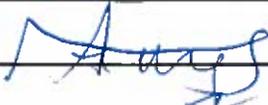
- Acres to be Rezoned: .25
- Current Land Use: 500 - VACANT PLATTED RES. LAND
- Surrounding Land Use:
North R - RESIDENTIAL
South EXEMPT - OWNED BY CHURCH (PARKING)
East R - APARTMENTS
West EXEMPT - OWNED BY CHURCH (PARKING)
- Water Supply Source: Public (Central) Private (Onsite)
- Sanitary Sewer Source: Public (Central) Private (Onsite)

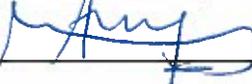
Rezoning Request

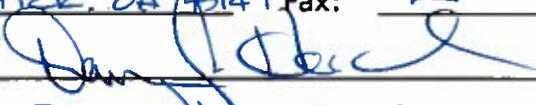
- Current Zoning: RURAL RESIDENTIAL R
- Proposed Zoning: SO - SUBURBAN OFFICE - INSTITUTIONAL
- Proposed Land Use: FUNERAL HOME FOR CHURCH
- Purpose for Request: EXISTING CHURCH OWNS PROPERTY.
WISH TO BUILD FUNERAL HOME TO SERVICE
CHURCH MEMBERS ONLY. NOT PUBLIC FACILITY.



Applicant/Owner/Agent Information

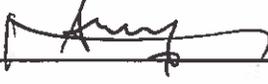
12. Applicant Information: AL R. MOSQUE
Address: 2205 ALBERT RD
Phone: 606. OH 43224 Fax: —
Interest in Property: OWNER
Signature: 

13. Property Owner: AL R. MOSQUE
Address: 2205 ALBERT RD.
Phone: 606 OH 43224 Fax: —
Signature: 

14. Agent Information: ALPHA ARCHITECTURAL SERVICES
Address: 13130 HARMON RD
Phone: 614-668-9333 CELL 614-473-9950 Fax: —
PICK. VA 90147 OFFICE
Signature: 
DAN HECKMAN

Applicant/Owner/Agent Information

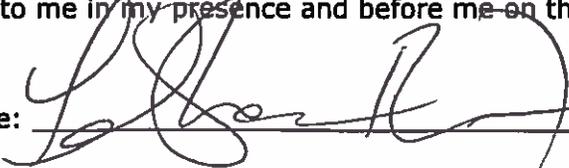
I/we (applicant) Maxammad Xalane swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: 
(required)

Date: 11/30/15

Property Owner Signature: Al R. Mosque
(required)

Subscribed and sworn to me in my presence and before me on this 30th day of November 2015.

Notary Public Signature:  11/30/15



Expiring 11/17

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.482.3030
525
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist 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 appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.

8. Parcel and building area in square feet.
9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
10. Existing and proposed traffic circulation pattern.
11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

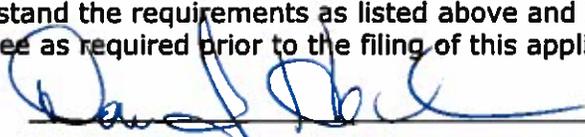
Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____

Date: _____


11/30/15