

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, May 4, 2022

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order @6:30 PM

Roll Call: Mrs. Paula Hay, Mrs. Sandy Boucher, Mr. James Graham and Mr. Roy VonAlmen

Absent for Roll Call: Mr. Jimmy Little

Approval to accept April 6, 2022 minutes:

Chairperson asked for a motion to approve the minutes from the April meeting.

Motion by Mrs. Boucher to accept the minutes, seconded by Mr. Graham to **approve** the minutes from the April 6, 2022 meeting.

VOTE YES: Mrs. Boucher, Mr. Graham, Mr. VonAlmen and Mrs. Hay

VOTE NO: none

ABSTAIN:

Motion Carried

Chairperson Hay asked if anyone would be abstaining from the board.

Hearing none she proceeded with the meeting.

Chairperson Hay explained the meeting process to the audience.

The public hearing was called to order at 6:33PM

New Business:

Case # V22-0005 - Property address: Parcel #08-00582.000 / 9640 West Broad Street - Request: For re-zoning and preliminary site plan.

Mr. Tom Hale (Staff), stated that Mr. Todd Foley would be giving a presentation and the report.

Mr. Foley (Principal of POD Design), explained he would speak on behalf of the applicant. Also, with him is Jake Shields (Redwood).

Mr. Foley said he would explain the presentation. He said they have had meetings that people have been a part of.

The property is at the North West corner of Broad Street and Plain City Georgesville Road. It is approximately a 43-acre site and they are proposing a PMU District for the site. There will be a residential and commercial component to this site. Redwood will be representing the residential part of the project. The company focuses a single story attached housing. It is a rental product not a for sale product. They do their own building of the project, leasing and maintaining of them. Redwood will not sell the project. The building is a 2-car attached / 2 bedroom / 2-bathroom ranch style home. The units have full accessibility meaning there are no steps in or out of the units with zero thresholds. This project would be done with private streets. The streets are done out of concrete.

A Redwood company draws empty nesters and also young professionals. The anticipated rent is around \$1,700-2,000 monthly. The applicants would be required background checks. The average life cycle of a renter 18 months. There is a portion of the property that is in the floodplain. This proposal has 2 areas to it. Area A is the commercial which is approximately 3.8 acres which does encompass the Green Lawn place. The Area B right now proposes 150 units with a mixture of attached buildings having 4-5-6-7-8 units.

There will be an emergency exit for life safety personnel for a secondary access. They do have retention areas and will be staying out of the floodplain areas. He reminded the board that this was preliminary and they were to discuss the zoning. There will not be a clubhouse or a pool but will have a leasing office and a central mail box.

There will be a fifty-foot setback back along the single-family homes in the back. There will be a landscaping buffer there as well. There will be 4 different building types throughout the project. They have had discussions with ODNR to help this transition and to help preserve some of the natural features.

He then showed the 4 architectural styles for the units and discussed the materials used. Every unit has their own driveway to their garage. All units are pet friendly.

Mr. Foley said that they started this project with the Village back in 2020. They met with staff to talk about this. In December they had a virtual meeting to engage the neighbors. Then in January, they had an informal meeting with staff and some Council members. Then in February they had another joint meeting with Commission & Council. Moving forward they have entered into an annexation with the Village. The annexation has been approved by Madison County and now is back with the Village where it has to set for 60 days which is where they are at now. Once it is formally adopted, they will then bring back a formal plan. He said it will provide housing opportunities that the Village does not have. They generate tax revenue without putting a lot on public works system and the school districts. He stated that these units don't typically generate school kids.

Mrs. Boucher asked if they would have water and sewer.

Mr. Foley said yes but we do not have the final engineering done. The sanitary extension will be done by Redwood.

Mrs. Boucher asked if the front part was already zoned commercial.

Mr. Foley said the county designation is a mixed zoning district now.

Mrs. Boucher asked about the public parking.

Mrs. Hay asked as well about the parking.

Mr. Foley said there are 4 parking places per unit. Redwood has guest parking in several places. Approximately 30 parking places spread out through the area.

Mrs. Hay asked about the lighting on the streets.

Mr. Foley said they will have some street lights, however they will have coach lights on every unit.

Mrs. Boucher asked how wide are the streets.

Mr. Foley said they are 26-foot-wide and concrete. There will be sidewalks out there.

Mrs. Boucher asked if there would be streets next to the houses back there.

Mr. Foley said no there would not be.

Mr. Foley said there will several homes that expressed concern about the drainage. He said they will be able to add a catch basin that will help with that.

Mr. Foley said they would like to start development in spring of 2023.

Mrs. Boucher asked where the drainage from the units will go.

Mr. Foley explained it would go to the street funneling into the basin.

Mr. Graham asked about the Garden Center. Will they be left there?

Mr. Foley said that this area is part of the commercial zoning which would leave them there if they choose.

Mr. Tom Falco (390 State Route 142) said that we need to bring common sense on what we bring into the Village. He said in his opinion it will affect the Little Darby. He is challenging all the board members to go to his house to see how this would fit. He said they would be taking out areas of trees that would affect it.

Mrs. Linda O'Reilly (100 State Route 142 NE) said she lives next to the commercial properties. She said that last year trucks were hauling out dirt and debris. She is concerned about all those trees being taken out. Mrs. O'Reilly said that they were told they could have up to 4 pets per unit and that is a real concern. The lighting and noise are an issue out there.

Ms. Clifford (220 State Route 142 NE) voice was too soft spoken – most of it was non-auditable. She said she felt there could be up to 300 cars there and could affect traffic and cause issues. She would like to see how the traffic is affected by Russ Miller's project.

Mr. Beth Falco (390 State Route 142) asked if the utilities would be underground. She doesn't feel like it will be long term residency. The traffic will be a concern now.

Heather Doherty (ODNR) stated she was a Regional Manager. She said she has had conversations with the Redwood and had some concerns. She said the Little Darby is a State and National River. It has the highest amounts of wildlife

in it for its size in the Midwest. The need to protect this includes the wetlands. She said she brought a brochure for protecting the Darby that is available. Her biggest concern is to protect the approximate 10 acres of woodlands.

Mr. Mike O'Reilly (100 State Route 142 NE) asked if there would be outdoors sheds and etc. allowed. He asked about the commercial property and what else would be going out there.

Jillian Postle (170 State Route 142 NE) lives there a renter. She said that native plants would be taken away with this development. She also said that with the lighting it would draw in negative insects.

A gentleman in the audience blurted out he had a question. Mrs. Hay instructed him to go to the podiums. He said never mind!

Julian Cumming (Madison County Soil & Water) explained what their district covers. She is here to support what Heather Doherty said to support the Little Darby.

Mr. Foley was given the opportunity to answer the audience's questions. He said that Redwood does survey the residents. The average age of a resident is 50 years old. The average of school age children is about 7-10 kids per 100 units. The duration of the 12,000 units they serve is 2.4 years. The electric will be underground for this project. The access points will have to go through ODOT for approval. Water runoff is not controlled with things the way they are now. He said that environmental best practices would be followed. There are measures put in place to make sure they are not negatively impacting the environment. Any roof drains that come off the back of the building will be directed to the front of the buildings. Mr. Foley said that sheds will not be permitted which will be in the leases. From property line to property line will be maintained by Redwood. He then pointed out to the audience the area of trees that could be taken out. There will an onsite maintenance worker and leasing manager on site.

Chairperson Hay closed the public portion of the hearing at 8:01PM

Case # V22-0005 - Property address: Parcel #08-00582.000 / 9640 West Broad Street - Request: For re-zoning and preliminary site plan.

A motion was made by Mrs. Boucher and seconded by Mr. VonAlmen to recommend approval of the proposed PRELIMINARY site plan and zoning request for a Planned Mixed Use District. The Planning Commission also recommends to Council the proposed completion period of 3 years as stated in the submitted text by the applicant, and is contingent upon annexation approval of the parcel by Council.

Mrs. Boucher asked if it could be developed now if they did not choose to annex into the Village.

Mr. Hale explained that the way it is zoned now that they could develop.

Mrs. Boucher asked if Council had the final say in it.

Mr. Graham is asking why Mrs. Boucher wanted to put a time limit on it.

Mrs. Boucher said she didn't want another project like Russ Millers out there.

Mr. Hale said that they were proposing a 3-year completion.

VOTE YES: Mrs. Boucher, Mr. VonAlmen, and Mr. Graham

VOTE NO:

Motion Carried

A motion was made by Mr. Graham and seconded by Mrs. Boucher to adjourn the meeting.

VOTE YES: Mr. Graham, Mrs. Boucher and Mr. VonAlmen

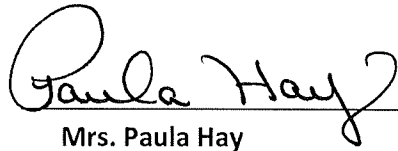
VOTE NO:

Motion Carried

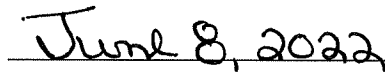
Meeting was adjourned at 8:09 PM.

Next Meeting: June 3, 2022

Chairperson:


Mrs. Paula Hay

Date:


June 8, 2022

Respectfully submitted:

Kristie West, Staff

Building, Planning, and Zoning Department