

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, January 5, 2022

Meeting Minutes

Call to Order: Mayor Ray Martin called the meeting to order @6:30 PM

Mayor Martin swore in Mrs. Sandy Boucher and Mr. Roy VonAlmen to serve on the Planning Commission.

Roll Call: Mrs. Paula Hay, Mrs. Sandy Boucher, Mr. Jimmy Little and Mr. Roy VonAlmen

Absent for Roll Call: Mr. James Graham arrived @ 6:36 PM

Mayor Martin asked for nominations for Chairperson.

Mrs. Boucher nominated Mrs. Paula Hay. No other nominations were made.

Mayor Martin turned the meeting over to Mrs. Paula Hay.

Mrs. Paula Hay nominated Jimmy Little for Vice Chairperson. No other nominations were made.

Jimmy Little was appointed Vice Chairperson.

Roll Call: Mrs. Paula Hay, Mrs. Sandy Boucher, Mr. Jimmy Little, Mr. Roy VonAlmen and Mr. Graham (6:36PM)

Approval to accept December 8, 2021 minutes:

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

Motion by Mr. Little to accept the minutes, seconded by Mrs. Boucher to **approve** the minutes from the December 8, 2021 meeting.

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

VOTE NO: none

ABSTAIN:

Motion Carried

Chairperson Hay explained the meeting process to the audience and swore in everyone requesting to speak.

The public hearing was called to order at 6:35PM

New Business:

Case # V21-0030 - Property address: Parcel #16-00027.000 - Request: For recommendation of site plan approval.

Mr. Tom Hale (Staff), stated that they are requesting a site plan approval in a PMU. Mr. Hale showed the plans that were submitted. This is the first proposal that was received and it is for 171 units on a little over 15 acres. He explained the pictures were blurry because that is how they were received.

Mrs. Boucher said they had previously received a site plan some time ago so did the land revert back.

Mr. Hale said to his knowledge Council had taken no action on changing the zoning.

Mrs. Boucher asked if it was the same site plan.

Mr. Hale said not to his knowledge. It is a new proposal for this phase.

Mr. Tom Hart (Applicant) stated he is a zoning lawyer for Harmony Development the Developer for Sky Ranch. He said he was involved with the zoning process a few years ago. Mr. Hart said he brought with him Jack Mautino, the Regional CEO of D. R. Horton. D. R. Horton is the likely developer of the initial phase of townhomes and the other phases as well.

Mr. Hart said that they were here tonight for the 1st phase of the 9 sub areas of the overall Sky Ranch development. With this submission they are requesting to replace an area with townhomes that was initially approved for apartments. These will be owner occupied townhomes which will be in the \$240,000-\$260,000 price range. He feels this will help keep and attract young professionals.

Mr. Hart then apologized for not having a better submission. He passed out an overall site plan to the board. He pointed out where the townhomes would be to replace the apartments. Mr. Hart said this was probably a product for individuals that have two jobs. He explained that there is about 47 acres that are not being touched and 85 acres of park land. Mr. Hart said they felt that townhomes would support the tax generating commercial development which is why it is the first phase.

Mr. Jack Mautino (D. R. Horton), is new to central Ohio since 2018 acquiring a company called West Port Homes founded in Columbus. He said they are the largest homebuilder and have been number one since 2002. The proposal is a townhome community. The reason for the townhomes is it provides affordable opportunities to homeownership. He showed pictures and explained what the homes were built of. He said they are 3 bedrooms, 2 ½ baths, kitchen, great room with a single car garage. He said it is affordable with today's rate because of the interest rates 2.7 FHA for 30 years fixed. That means that the family income would need to be about \$58,850.00. Household income equates to about \$28.00 per hour or \$14.08 an hour for two people. This product will provide opportunities for young families. Mr. Mautino explained this takes the place of the apartments. He said they have a multitude of elevations to pick from. These are all privately owned but have the benefit of a condo, meaning all the exteriors are maintained for the residents as part of the Homeowner Association dues.

Mrs. Boucher asked if they have a basement.

Mr. Mautino said they do not have a basement.

Mrs. Boucher said she has a concern for the parking according to the plan because she can't tell where they would be.

Mr. Mautino explained how they do the driveways that allow for additional parking.

Mr. Hart said that on the plans that committed to 537 parking spaces – 3 per unit and then there are 24 spread out for guests.

Mrs. Boucher asked how wide the street was and can people park on the streets.

Mrs. Hay asked what the time frame was and how many phases they were going to have.

Mr. Hart answered that he didn't know about the phases.

Mrs. Hay explained that according to the ordinance, the time line should be in the site plans.

Mr. Hart said they could produce a phasing plan and come back for that.

Mr. Mautino said that the townhomes could be done in 2 years of construction with 2 phases.

Mr. Hart said in terms of the whole site, they would need to come back.

Mrs. Hay asked about the lighting and the landscaping. This is a very important part that was not in this plan.

Mr. Hart said they would want to know if they have the approval before they could take care of landscaping.

Mrs. Hay said according to the ordinance they should be submitted together and asked Mr. Hale if that was correct.

Mr. Hart said they could come back with both of those.

Mrs. Boucher asked again if there was going to be any on street parking and if there would be room for cars to pass each other.

Mr. Hart said typically what happens is that there is parking on one side with signs opposite of the fire hydrants.

Mrs. Boucher asked if a school bus could get through.

Mr. Hart said he is not the best person to ask.

Mr. Mautino said that this would have to go through a technical review with the staff engineers and with the fire department.

Mr. Hart said they would have to meet the subdivisions regulations.

Mrs. Hay asked for the Traffic Impact Study.

Mr. Hart said there was a traffic study done at the time of zoning. He said that they are using today's traffic numbers. We are using them from 2016-2017-2018 studies. He said it calls for major improvement of the site entrance off of US 40 which will be a signal.

Mrs. Boucher asked if each unit would pay a tap fee.

Mr. Hart said yes, they would.

Mr. Little asked if there has been an Environmental Study done.

Mr. Hart explained that there was not as far as he knows but that would have been part of the zoning process.

Mr. Hart said that final engineering would include storm water drainage.

Mrs. Boucher asked if there was a small child that lived there where would they play because there is no yard.

Mr. Mautino said there is a small yard in the back and showed the common ground area.

Mrs. Hay said the plan that they were given was very hard to read.

Mr. Hart said that the townhome style is all over the state of Ohio primarily used by newlyweds and the empty nesters.

Mr. Howard Wade (270 Hathaway Road), asked if they currently had townhomes being developed in Columbus.

Mr. Hart said he owns about 100 townhomes.

Mr. Howard Wade asked if that was D. R. Horton.

Mr. Hart said, no it is not.

Mr. Wade asked if there was going to be a HOA.

Mr. Mautino said, yes there will be.

Mr. Wade asked about the barrier if there is one in the back yard.

Mr. Mautino said there will be no fence, it comes down to the maintenance.

Mr. David Truxall (275 Plain City Georgesville Road), asked if the intention was to just have access from Route 40

Mr. Hart said there will be 2 access points.

Mr. Truxall asked about storm drainage and explained that a drainage tile goes right through his property and floods.

Mr. Hart said it was a process that would go through the City Engineers and he understands it is a valid issue.

Mr. Jim Kaufman (116 Hathaway Street), asked about the impact it would make on the schools. He said this community was low income. He said they were making this sound good. He points that these are for people who have money. Mr. Coffman said he used to be on the panel and all he ever heard was they did not want to be a Hilliard. He is looking at it from a different perspective and this community is doing just fine like it is.

Mrs. Hay reminded the citizens that we were only here for the site plan.

Mr. Kaufman said he personally would table this.

Mrs. Judy Roush (375 Darby Drive), stated that this is nothing against Russ miller but is against the development. She said at one time he wanted a shooting range. Darby Crest turned it down so he put a nasty pig farm back there. She said they have the greatest fire and police responders. But if we let this go in, it will over work all these guys. She asked if they were spec homes.

Mr. Hart said no they will not be spec homes.

Mrs. Roush said she is wondering about later on and what they are going to spring on them.

Mr. Hart said he wanted to make it clear that they were here to talk about the townhome portion of the plan. As of today, it is zoned for townhouses.

Mrs. Boucher said we had approved it for apartments but since they didn't start building nothing has been approved.

Mr. Hart said they are asking for it to be changed.

Mrs. Boucher said but since you didn't start within the time frame it is no more.

Mr. Hart said it was approved the last time he checked.

Mrs. Hay asked Mr. Hale.

Mr. Hale said that it states that because it was not developed; It is no longer good.

Mr. Hart said we are now getting into legal questions. And from their perspective it is zoned and they are going through the administrative review. In terms of if the zoning was approved that would be a court issue.

Mrs. Boucher said that normally within the time frame, it does not continue. It has to start over.

Mr. Hart said that was governed by Ohio law and Code.

Mrs. Hay presented the ordinance.

Mr. Hart said he was not trying to argue, they are just asking for a change and they do have approved zoning.

Mrs. Roush asked if Russ Miller owns the land and are these people going to buy it.

Mr. Mike Conway asked Mr. Hale since Council did not act to change the zoning wouldn't that mean that the apartments could be there.

Mr. Hale said he agrees with Tom Hart that we are getting into the legal side of it. Mr. Hale said that in the language he just presented, it states that if it was not developed in one year you have a recension. But since the final development plans were not built it would need legal interpretation.

Mr. Hart said that they would like to table tonight and come back with landscaping, lighting, parking, and street detail. He said he would like to come back with that.

Ms. Jen Warner asked if this was tabled, would it put them behind on production.

Mr. Hart said that because of Covid and the EPA that this developer and owner wants the community to be comfortable. He would like to come back and give the details that they asked for.

The Public Hearing was closed at 7:45PM

Case # V21-0030 - Property address: Parcel #16-00027.000 - Request: For recommendation of site plan approval.

A motion was made by Mr. Little and seconded by Mrs. Boucher to table the case to allow the applicant to come back with more details.

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

VOTE NO:

Motion Carried

Staff Comments:

Mr. Hale said we still need to address the Legal Non-Conformance Uses Ordinances.

Meeting dates were set for the 2022 year (if a conflict arises, they will make a change at that time)

A motion was made by Mr. Little and seconded by Mrs. Boucher to set the meeting dates.

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

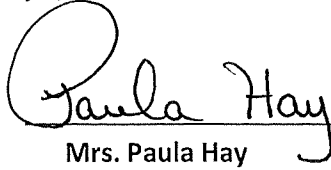
VOTE NO:

Motion Carried

Meeting was adjourned at 7:48 PM.

Next Meeting: February 9, 2022

Chairperson:


Mrs. Paula Hay

Date:

4-6-2022

Respectfully submitted:

Kristie West, Staff

Building, Planning, and Zoning Department