

Planning and Zoning Commission

Meeting Minutes

June 16, 2021 at 6:30pm Via Videoconference and In Person

Members: Mayor Jody Carney – Dustin Adler– Tom Jaskiewicz - Justin Dreier - Shannon Pine

Others present: Taylor Brill (Planner), Haley Lupton (Management Analyst), Bryan Adams, Paul LaFayette (Solicitor), Randy VanTilburg (Mannik & Smith Engineering)

Visitors: Gary Smith, Corey Theuerkauf, Randy Loebig, Kyle Shreves

Call to Order: Mr. Adler called the meeting to order at 6:31pm

Roll Call: Mayor Carney (absent)– Dustin Adler – Tom Jaskiewicz - Justin Dreier - Shannon Pine

Approval of Minutes: May 19, 2021 Meeting Minutes Approved. Ms. Pine motioned to approve the minutes; Mr. Adler seconded. 3 yea votes. Mr. Jaskiewicz abstained.

Zoning

- Ms. Brill welcomed everyone to the new building.
- Working in the Zoning Office finalizing Engineering for Madison Meadows and Darby Station
- The second Steering Committee meeting will be held in July.

BZA

- At the last meeting, a variance for a detached garage was approved.

Council

- Met on Monday and had a public hearing for the Planning and Zoning Charter Ordinance, which removes Ms. Pine from the Zoning Commission. This is her last meeting.
- The bids for the Uptown Streetscape project and Uptown Parking lot are going out soon. The real estate transaction for the parking lot is nearing completion.

Mayor

- Mayor Carney is absent.

Public Comment

- None

Old Business

- None

New Business:

1. PZ-21-13: Perry Pike Development Final Plat is being tabled at the request of the developer.

Formal request to table the application was submitted by the applicant. Mr. Adler motioned to table PZ-21-13, seconded by Ms. Pine. All in favor.

2. PZ-21-14: Final Development Plan, The Run at Hofbauer Preserve Sections 1 & 2, Rockford Homes

Mr. Gary Smith announced that the developer spent a lot of time putting together this development package and it is similar to the plan that was reviewed recently by the Commission. Some changes were made, but those were anticipated based on Ms. Brill's review. The path was widened, per Ms. Brill's request and the drawings will be updated.

Mr. Adler asked about the Homeowner Association (HOA) documents. The developer responded that this is a condition made prior to records being released, they have not been formulated yet. Mr. Adler emphasized that these are important to receive ahead of time so the Commission can make sure the standards align.

Mr. Adler also asked about if there is any concern about the wetlands being near the loop. Mr. Shreves noted that proper engineering regulations would be followed. Mr. VanTilburg agreed that the developer is aware of how the engineering should work around these areas.

Mr. Jaskiewicz stated that the notes detail that the developer will visit the site in late June and wanted to know if that has happened.

The developer responded that the original walk found the area could be a wetland, and that some repairs needed to be made. They are now waiting to see if the land grows or remains as a wetland, so they did not need another formal site walk through. Mr. VanTilburg stated that, if the area is determined to be a wetland, the developer would have to work with the Ohio EPA, but it will not change what the Commission is reviewing.

Mr. Adler asked what area the tiles were repaired in, and Mr. Theuerkauf pointed them out on the map.

Mr. Jaskiewicz added that he noticed Lots 15 & 16 are not labeled on the one section of the plans. He also asked about the widening of North Chillicothe Street, and whose responsibility that will be. The developer responded that this room will be left for future improvements on Chillicothe Street. Ms. Brill agreed that this is future work and leaves room for stormwater.

Mr. Adler asked about access easements out of the Right of Way. Ms. Brill noted this as a condition so that easement would be granted.

Mr. Jaskiewicz motioned to approve PZ-21-14 with the conditions noted by staff, seconded by Ms. Pine. All in favor.

3. PZ-21-15: Variance from 1125.03(c) of our Subdivision Regulations to allow for use of Roller Compacted Concrete (RCC), The Run at Hofbauer Preserve Sections 1 & 2

Mr. Adler noted that this is very similar to what the Commission approved last month but would like to walk through the conditions.

The Commission reviewed Ordinance 1125.16(1) A-D:

- A. *The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;* Nothing detrimental will occur to Public Safety, per Mr. Adler.
- B. *The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;* Mr. Adler stated that no further discussion needed. This variance will not apply to other properties.
- C. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this Subdivision Ordinance is carried out.* Ms. Pine stated that, once the Zoning Code is updated, it will benefit requests similar to this one.
- D. *Variations contrary to other applicable guidelines and ordinances shall not be granted.* The Commission decided nothing contrary will be granted.

No further concerns were noted by the Commission.

Mr. Adler motioned to approve PZ-21-15, seconded by Mr. Jaskiewicz. All in favor.

- 4. PZ-21-16: Variance from 1125.06(a) to allow for the use of PVC, The Run at Hofbauer Preserve Sections 1 and 2

Mr. Adler noted that the Commission recently held a similar discussion on PVC discussion; the Commission is not sure exactly which meeting this discussion occurred, but it was for the Madison Meadows development. There are no concerns from staff about this variance.

Mr. VanTilburg confirmed that Columbus allows the usage of PVC, as well as other communities, but our Code has not been updated yet. PVC lasts longer if properly installed.

Mr. Adler asked about the usage of wood screws on the PVC pipe. Mr. Shreves noted that mechanical joints will be used, and Mr. Theuerkauf confirmed that there is a temporary condition for skimmers that Mr. Adler may be talking about.

Mr. Lafayette announced that this meeting is being conducted as a hybrid meeting, since the State of Ohio has the provision in effect until July 1, 2021. Meetings will go to full in-person meetings beginning on July 1.

The Commission reviewed Ordinance 1125.16(1) A-D:

- A. *The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;* No comments received.
- B. *The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;* No comments received.
- C. *Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of this Subdivision Ordinance is carried out.* No comments received.

D. Variances contrary to other applicable guidelines and ordinances shall not be granted. The Commission decided nothing contrary will be granted.

No further concerns were noted by the Commission.

Mr. Jaskiewicz motioned to approve PZ-21-16, seconded by Ms. Pine. All in favor.

5. PZ-21-17: The Run at Hofbauer Preserve Section 1 Final Plat, Rockford Homes

Mr. Adler noted that the application number needs corrected on the application. Two conditions were noted in the staff report by Ms. Brill.

Mr. Jaskiewicz motioned to approve PZ-21-17 with the conditions as noted by staff, seconded by Ms. Pine. All in favor.

6. PZ-21-18: The Run at Hofbauer Preserve Section 2 Final Plat, Rockford Homes

Conditions were noted in the staff report by Ms. Brill.

Ms. Jaskiewicz motioned to approve PZ-21-18, seconded by Ms. Pine. All in favor.

The developer asked about the next steps. Ms. Brill responded that PZ-21-17 and PZ-21-18 will be on the Council agenda for June 28 for final approval.

Discussion

A document presented to the Commission by Rockford Homes.

Mr. Smith explained that the developer is working on an expansion to the South of Madison Meadows. This would be Phase II on the Beachy Property, which is approximately 80 acres. There are around 166 single family homes and 120 townhomes or patio homes proposed. It would connect to the original Madison Meadows site and have a community center or park.

Highland has spent a lot of time analyzing the multi-family section of Madison Meadows I. The townhomes are becoming more popular than attached multi-family homes, so those decisions are still being made. If the townhomes move forward, the units will be reduced from the original approval (208 to 142 units). The developer is still making these decisions based on layout and data. They plan to come back with more applications, including a rezoning of the Beachy property for Phase II.

Ms. Pine asked for clarification about what the developer is looking for, and if they need approval on density. The developer replied that, it may be a similar request.

The developer does not believe that garden style apartment rental rates will break even, but the townhomes will be purchased and will be listed at a cheaper rate than the stand along homes. The price for townhomes will be in the mid-200s, assuming that construction costs do not continue to rise. This will allow a wider range of buyers to move into the area.

Mr. Adler added that he is concerned about affordable housing in the area, and the lack of first-time homebuyers that can move into the area. How do we encourage affordable housing so people can live and work in the community?

Mr. Smith responded that the townhomes are an effort to move that price point down, but unfortunately the market will not allow prices much lower than \$250,000. The last affordable housing project completed in Marysville, with public funding, still had high prices due to the cost of construction. The developer is aware of the issues and is looking for opportunities to get people into the community, and then stay as they build equity. Highland is conscious of creating generational opportunities and recognizes that a significant portion of the population struggles to find housing.

Ms. Pine added that the community would be behind townhomes over apartments. The new residents in the single unit dwellings will also probably appreciate that the condos will be for sale and not rented. She also noted that Darby Station and Jefferson Village will have apartments and hopes to see apartments incorporated in the Uptown area. She also believes that younger residents would probably rather live in apartments closer to the main area, rather than a neighborhood.

Mr. Jaskiewicz noted that it is up to the developer to decide, based on their research, what type of units should be in place in each area. The higher quality houses will help the Village as a whole. He agrees with Mr. Adler that affordable housing is needed in the area but does trust the developer to build what they can sell.

Mr. Smith added that they do have the best of interest to provide a product that matches with the community and the final product will fit well with the Madison Meadows community. With current market conditions, the townhomes will be as affordable as possible.

Mr. Lafayette added also that first time homebuyers are paying higher prices than ever now. Mr. Adler agreed, and noted that he does not believe it the developer responsibility but does think that affordable housing is something that needs to be discussed. He would also like to see more inter-connectivity between neighborhoods. The developer responded that the pedestrian pathway will be at the east and west sides of the neighborhoods. The original Madison Meadows also left an easement for the Village to have a welcome sign on the road. Mr. VanTilburg asked the developer to look at the pedestrian bridge at Darby Fields because it's something they may consider as a connector.

Mr. Smith also agreed with Ms. Pine that seeing apartments Uptown would be a great opportunity.

Mr. Adler asked about the water and sewer issues. The developer is aware of the issues and has capacity at the current phase and is confident they will be resolved for future phases. The developer is working closely with the Village staff and staying updated.

Mr. Smith asked if there were any other concerns about the expansion. Mr. Jaskiewicz responded that he sees this as a natural progression, and the construction is expected.

Ms. Pine asked about the connection between Oak Grove and Madison Meadows. Ms. Brill clarified that the Beachy property does not touch Oak Grove beyond a small corner. Ms. Pine asked if a future connection could be created in that corner. Oak Grove has not contacted the Village in around nine months. Ms. Brill does not have a timeline, beyond the three years after approval to record a plat. Ms. Brill also stated that there may be issues with the zoning ordinances and timing as well. There was some discussion about the timing of the approvals and what the status might be at this point. Ms. Brill will do some research and report back to the Planning & Zoning Commission.

No other comments were received for the discussion item.

Meeting adjourned at 7:38pm.