



MEETING MINUTES

Planning Commission

October 3, 2023 – City Hall

The meeting was called to order at 1:30 p.m.

Roll was taken, and the following members were present: Mr. Jim Rauck, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Mr. David Freja was absent. Staff members present Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Dash Logan, Senior Planner; Terry Barr, Development Planner; Terry Ellis, Development Assistant, Jesse Shamp, Frost Brown Todd; Kevin Koesters, Public Service Deputy Director; Matt Dicken, Public Service Superintendent; and Scott Shaffer, EMH&T.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance.

Organizational Items:

Chair Oyster asked for approval of the September 5, 2023, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Mr. Rauck seconded the motion, and the minutes were approved 3-0, Mr. Titus abstained.

New Items:

ITEM #1 – Courtyards at Mulberry Run Section 1 – Plat

PID # 202308240029

Mr. Barr presented the Development Department's findings. He stated this application is for the Courtyards at Mulberry Run Section 1 Plat. The property was rezoned to PUD-R in 2022 and the Final Development Plan was approved in 2023. The Plat for Courtyards at Mulberry Run Section 1 is located south of White Road and west of I-71, in the Mulberry Run Development.

This Plat includes 34 lots and 3 reserves on 13.32 acres. All 3 reserves are to be owned and maintained by the homeowner's association. One reserve will contain the private roadway, one will be used as open space and stormwater retention, and the final reserve is a small open space located along Marilyn Court between lots 42 and 43.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Plat, as submitted.

Alex Benson, CESO Inc., 2800 Corporate Exchange Dr., Ste. 400, Columbus, OH was present to speak on the item.

Mr. Rauck asked if there was a timeline for the sound barrier being built between the interstate and the development. Mr. Benson replied he would have to get back to him this week with an answer, as he did not know.

Mr. Farnsworth asked if Presley Road would be an access road and if lot 54 encroaches on it. Mr. Benson replied it would remain an emergency access road and that it stays out of lot 54. Ms. Shields, Community Development Manager responded that reserve D follows the lines for the access shown on the approved development plan where it acts as a trail connection, with bollards prohibiting standard vehicular traffic but allowing for emergency access.

Hearing no questions or discussion from Planning Commission or the public, Mr. Titus moved to recommend approval of the plat to City Council as submitted. Mr. Farnsworth seconded the motion, and the item was approved 4-0.

ITEM #2 – Balanced Family Academy Phase II — Development Plan

PID # 202308300030

Mr. Barr presented the Development Department's findings. This application is for a development plan for a Balanced Family Academy along Hoover Road. The property was rezoned to PUD-R and PUD-C and the first Balanced Family Academy was approved in 2020. 1804 Properties Located south of the proposed development was approved in 2021.

The proposed site is 1.35 acres located on the southwest corner of the intersection of Birch Bark Trail and Hoover Road and is zoned PUD-C. The proposed daycare has access to two curb cuts off the Birch Bark Trail extension, to be constructed by the city as part of the Capital Improvement Project as approved by Ordinance C-21-23. The building is located on the northern portion of the site and meets applicable development standards with exceptions to the building setbacks and parking and drive aisle setbacks. Staff are supportive of a deviation from these requirements, noting that the overall distance from the building to the road will not be out of character with other buildings in the area. Additionally, the shared drive aisle provides a continuous connection with the adjacent sites and the applicant provided a cross-access easement with the property to the south.

The proposed building will be 11,300 square feet, measuring 22.5 feet at the highest point. The building will be finished primarily with masonry brick (carbon black) and Hardie panel exterior siding (snowbound) on all four sides. The proposed building meets the architectural requirements outlined in the approved zoning text, by utilizing consistent materials and elements on all four sides and at least a 55% brick façade. The building has two proposed outdoor play areas on the south side. Each play area will be enclosed with a black aluminum fence with supplemental landscaping.

A landscape plan was submitted showing proposed landscaping along Hoover Road, the Birch Bark Trail extension, and within the proposed development including shrubs, trees, and ornamental grasses. Per code, irrigation is required on 75-100% of the site; however, the applicant has voiced concern about irrigating the landscape areas adjacent to play areas due to safety concerns. Staff is supportive of a deviation to allow irrigation to not be installed on the south side of the building and along the play areas, but recommends irrigation be added to the site's Birch Bark Trail frontage due to its prominence along the roadway. The applicant has indicated that any landscaping area not being irrigated will be watered on a schedule, as is currently done at the existing Balanced Family Academy to the south. Three trees are currently located along Hoover Road on the proposed development site, one of which is in the "Hoover Road tree corridor", while the other two trees outside of the preservation area are shown to be removed due to their proximity to the parking lot. The applicant has indicated that they would prefer that the trees remain, and they will look into ways to preserve them during construction.

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the deviations and stipulations as noted in the staff report.

Carter Bean, J. Carter Bean Architect LLC, 4400 N. High St., Columbus, OH, was present to speak on the item.

Mr. Rauck asked staff if the roadway to the north of the building is in timeline sequence to the building going up because without the road it's not an operational site. Ms. Shields responded that the timing of the roadway installation is set with the legislation that Mr. Barr noted in his presentation, and the applicant's design team is coordinating with the city's capital improvement design team to ensure the timelines work well together.

Chair Oyster asked if the fencing is strong enough around the play area to not need bollards. Mr. Bean replied that the plan is showing barn stones on the east face exposed to the drive aisle. The other sides of the play area have curbs, wheel stops, shrubs, trees, and parking lot fixtures. With all of that combined they feel like it's enough of a precaution to keep vehicles from hopping and going into playground areas.

Hearing no questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to recommend approval of the development plan to City Council with the following deviations and stipulations:

1. A deviation shall be granted to reduce the required 25-foot building setback from the north property line to 15 feet.
2. A deviation shall be granted to the required 10-foot parking and drive aisle setback along the southern property line to allow for a zero-setback drive aisle that will be within a cross-access easement.
3. Irrigation shall be required along the site's Hoover Road and Birch Bark Trail frontages, and a deviation shall be granted to allow no irrigation to be installed on the south and west portions of the site.

Mr. Titus seconded the motion, and the item was approved 4-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:44 p.m.

A blue ink signature of Terry Ellis, consisting of stylized, overlapping loops and a long horizontal stroke at the end.

Terry Ellis, Development Assistant

A blue ink signature of Chair Julie Oyster, featuring a large, flowing 'J' and 'O' followed by a horizontal line.

Chair Julie Oyster