



MEETING MINUTES

Planning Commission

August 6, 2024 – City Council Chambers

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

Roll was taken, and the following members were present: Mr. Jim Rauck, Ms. Kim Wemlinger, Chair Julie Oyster, Mr. Michael Farnsworth, and Mr. Larry Titus. Staff members present: Dash Logan, Senior Planner; Terry Barr, Planner; Terry Ellis, Development Assistant; Jesse Shamp, Frost Brown Todd; Laura Scott, Planning and Zoning Coordinator; Matt Dicken, Public Service Superintendent; Tami Kelly, Clerk of Council; Jodi Burroughs, Council Member.

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

Organizational Items:

Chair Oyster asked for approval of the July 2, 2024, Planning Commission meeting minutes. Mr. Farnsworth moved to approve the minutes. Ms. Wemlinger seconded the motion, and the minutes were approved 5-0.

New Items:

ITEM #1 – Farmstead Sub Area H- Phase 4 – Plat

PID # 202406270024

Mr. Barr presented the Development Department's findings. He stated that this proposed plat is for Farmstead Sub Area H – Phase 4. The property was annexed and rezoned, and the final development plan was approved in 2019.

This application is for the Plat for Sub Area H – Phase 4 that includes 26 lots, 1 reserve, and right-of-way dedication for an extension, and a new roadway, on 5.685 acres. One reserve will be created with the proposed plat along Jackson Pike, that will include a shared-use path easement, which will allow for the extension of the existing shared-use path.

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

Mr. Jeremy VanOstran, 250 W. Old Wilson Bridge Rd. Ste 250, Worthington, OH., was present to speak on the item.

Mr. Rauck asked if the cul-de-sac easement on the east has the potential to be a bike path out to the shared-use path or if it is just an easement. Mr. VanOstran replied that there's a break in the lots to access the reserve but is unsure if there are plans for a hard surface, multi-use path. He will get back to them to let them know.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Titus moved to approve the Plat as submitted. Mr. Farnsworth seconded the motion, and the item was approved 5-0.

ITEM #2 – Farmstead Phase 11 – Plat

PID # 202406270025

Mr. Barr presented the Development Department's findings. He stated that this proposed plat is for Farmstead Phase 11. The property was annexed and rezoned, and the final development plan was approved in 2019. This application is for the Plat for Phase 11. The plat includes 20 lots, 1 reserve, and a right-of-way dedication for a roadway extension, on 15.174 acres. One reserve will be created with the proposed plat, the reserve will act as an extension of Indian Trails Park and contain a shared use path.

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

Mr. Jeremy VanOstran, 250 W. Old Wilson Bridge Rd. Ste 250, Worthington, OH., was present to speak on the item.

Mr. Rauck asked if the Hawthorne Parkway connection to the west has a timeline for the additional traffic. Mr. VanOstran replied that the 5B extension will be at the Planning Commission September meeting, which is a portion of it, but it is all sales driven.

Hearing no further questions or discussion from Planning Commission or the public, Mr. Farnsworth moved to approve the Plat as submitted. Mr. Rauck seconded the motion, and the item was approved 5-0.

ITEM #3 – Midwest Industrial – Lot Split

PID # 202407020026

Mr. Logan presented the Development Department's findings. He stated this proposal is a lot split to split 10.3 acres from a 28.178-acre parcel of land on Big Run South Road. If approved by Planning Commission, the split can be finalized with Franklin County.

The 10.3 acres proposed to be split is currently being leased by the property to the east and is used for trailer storage. The applicant has indicated that the split will allow for the purchase of this property by the owner to the east. An existing public roadway, Capital Park Drive, will allow for access to both the parcels resulting from the split.

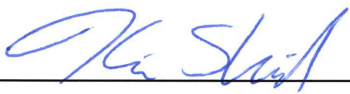
After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

Mr. Justin Muller, Kimley-Horn and Associates, 7965 N. High St., Ste 200, Columbus, OH., was present to speak on the item.

Mr. Farnsworth asked about trailer storage. Mr. Muller replied that the development to the east is leasing the trailer storage area, and the split will allow for the purchase of the property, but the storage will exist as it is today.

Hearing no further questions or discussion from Planning Commission or the public, Ms. Wemlinger moved to approve the Lot Split as submitted. Mr. Farnsworth seconded the motion, and the item was approved 5-0.

There being no additional discussion, Chair Oyster adjourned the meeting at 1:40 p.m.



Terry Ellis, Development Assistant

Kim Shields,
Community Development
Manager



Julie Oyster, Chair