



# MEETING MINUTES

## Planning Commission

### Wednesday, October 16, 2019 – Special Meeting

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

Vice-Chair Mike Linder asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Mr. Mike Linder, Mr. Larry Titus and Mr. Jim Rauck. Ms. Julie Oyster and Dr. John Dubos were both absent. Others present: Kyle Rauch, Development Director; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner and Mary Havener, Development Assistant.

Vice-Chair Linder noted a quorum was present.

#### **ITEM #1 – Farmstead (Phase 1) - Plat**

**PID #201909040041**

Ms. Spergel presented the Development Department's findings. She stated that the applicant is requesting approval of a Plat for the first phase of Farmstead located on the west side of Jackson Pike, 2,100 feet north of London-Groveport Road.

The proposed plat reflects what was approved as part of the rezoning and final development plan for the site earlier this year. Plats are typically the first step prior to the construction of lots and the official recording of a site.

The Farmstead development as a whole is approximately 209 acres. Phase 1 encompasses approximately 31 acres of the total site, mostly located in the east-central portion of the site.

The proposed plat contains the first portions of seven roadways. This includes the first and easternmost section of the Hawthorne Parkway extension to Jackson Pike through the development, creating a new intersection with Jackson Pike and extending approximately 1,700 feet to the west. The six other roadways are within the first three subareas for the development (Subareas A, B and C). The remaining portions of each roadway will be included on a separate plat in the future. The roadways meet the requirements laid out in the approved Farmstead Zoning Text.

A total of 47 lots are included as part of this plat with 19 in Subarea A, 15 in Subarea B and 13 in Subarea C, which only includes some of the lots in each of the subareas, with the remaining lots to be placed on a separate plat in the future. Each lot meets the width and size requirements within the approved zoning text per subarea.

Portions of five different reserve areas are included on the plat as well, with a total of 11.311 acres of reserve area proposed. Reserves A and C are part of the original Reserve A from the final development plan and encompass 5.572 acres of the 41.39-acre reserve and will be owned and maintained by the City for public parkland. The first 4.63 acres of Reserve B, located in the center of the site, will contain the clubhouse for the development, and will be owned and maintained by the Homeowner's Association, along with Reserves D, E and F. The remaining lots and portions of roadways, as well as the remaining portions of the reserves, will be placed on separate plats for future review.

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

Mr. Michael Kady, Fischer Development Company was present to speak to the item.

Mr. Titus asked Mr. Kady if there were going to be various builders or just one builder working on this project. Mr. Kady stated that the development would be solely Fischer Homes.

Mr. Rauck asked if on-street parking would be permitted. Mr. Kady responded that parking would be permitted on one side of the street only. Ms. Spergel added that Hawthorne Parkway would not be permitted to have on-street parking, but all of the interior streets would be permitted to have parking on one side of the street. Mr. Rauck asked how the parking was laid out within Indian Trails. Mr. Linder responded that there is a mix. Mr. Rauch added that Hawthorne Parkway does not have any on-street parking. It currently acts as a stub-street; however, if modifications are made in the future, it may be permitted.

Mr. Rauck stated that he noticed that there was quite a bit of dirt-work being done on the site and asked if this development was designed so that it wouldn't need to be exported off of the site. He also asked if there is a "spoils" area on the site that would eliminate a lot of trucks going out onto Rt. 104. Mr. Kady stated that the site has been engineered to balance.

There being no further discussion, Mr. Titus moved to recommend approval to City Council for the Plat as submitted. Mr. Rauck seconded the motion and it was approved 3-0.

At this time, Mr. Rauch thanked the Planning Commission for taking time out of their schedules to allow the City to hold this special meeting.

Having no additional discussion, Vice-Chair Linder adjourned the meeting at 1:40 p.m.



Mary Havener, Secretary



Mike Linder, Vice-Chair