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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of August 16th, 2023

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Alison Cherubini-Hillyer, Michael Fry and Tim Erb. Also present, Levi Koehler Village Zoning Inspector. Residents of Galena present for the meeting were Dave O'neil, Tom Hopper, Zach Hopper, Karin Underwood, Chris Underwood, Michelle Parsons, Kathy Krupa, Mary Brooks, Jeff Kennel.
- Meeting called to order at 7:00pm

ROLL CALL

- Present were P&Z Commission Members Alison Cherubini-Hillyer, Mayor Jill Love, Timothy Erb and Michael Fry

Presentation of the Minutes from July 19th 2023 meeting (made at the end of the meeting)

- Motion to approve Alison Cherubini-Hillyer
- 2nd Mike Fry

Roll Call Vote – Unanimous Yes

GUEST PARTICIPATION

- Josh Barken and Andrew Gottesman and Andrew Mouw from Central Ohio M/I Homes

SUBJECT DISCUSSIONS:

- A Public Hearing regarding the application of M/I Homes for an Amendment to the development plan for Miller Farms subdivision – future site Development.

Motion to Open Public Hearing regarding the application of M/I Homes for an Amendment to Miller Farms subdivision

- Motion Tim Fry
- 2nd Alison Cherubini-Hillyer

Roll Call Vote – Unanimous

Levi Koehler turned the microphone over to Josh Barkan with M/I Homes of Central Ohio. Mr. Barkan began by thanking the village for their input & feedback from the previous month's meeting and public hearing.

M/I reviewed the plans for Miller Farms and tonight are confirming the major changes that they plan to implement from the previous meetings feedback.

- Additional 2000LF of paths and trails
- Lot sizes in Sub Area A went from 55' to 58' with house footprint average of 40 feet. The setbacks were increased from 5 feet to 7 feet.

- Mr. Barkan stated that with the space being asked for between house footprints, that with the varying home footprints there will be anywhere from 9 feet to 18 feet in between two houses.
- 8' side yards with no encroachments except for eaves with 16' inbetween.
- M/I stated they are prepared to go to 60' lots in Subset Area A, and 67' Lots in Subset Area B for Miller Farms.
- M/I Also willing to add 1500 LF of BikePath within the development. The topography would not allow a bike path to be along Sunbury Road.
- The Church Connector was part of the original contractual agreement for development.
- 15.3 Acres that was to be dedicated to the Village of Galena will instead be retained and operated by the Developments HOA. Discussion about the desire of the Village to not own any retention areas that could be a pond due to liability and expense.

The Mayor continued questions about the development plan with regards to the pool. Timothy Erb asked how much cost a pool adds. Mr. Barkan with M/I Responded that subdivisions with over 300 homes/units generally can support the cost of a pool thru the HOA.

Michael Fry asked if Sub Set B Lots to bigger than 67'. Mr. Barkan stated that the open areas, layout of the streets and where the pump station would need to be, the 67' feet was the largest that M/I can get to in the Sub Set B area.

Alison Cherubini-Hillyer was questioning how the breakdown of the area statistics will change with the newly revised Lot Sizes. Mr. Barkan went on to share his estimation of how the "averages" of product would yield are Lot Size statistics. All numbers being subjective to what ultimately sells within the Sub Set Areas.

Alison Cherubini-Hillyer was also looking for clarification on the existing retention pond and whether it would be reshaped by developer. Josh Barkan will review the engineering need but the area will need to look good for M/I's product to be pleasing to the buyers. The contractual agreement is to reshape if necessary.

The Mayor did ask for any questions from the public in attendance.

Village Council Member Kathy Krupa inquired where is the closest path comes to the existing paths on Joe Walker. Kathy also asked whether the development will remain as Miller Farms. M/I Confirmed that the plan was to keep the naming and that the paths were planned to connect on the north side.

Zach Hopper was asking about light posts and the location of them. He was asking why the lamp posts would not be controlled by HOA. Mr. Barkan stated that any light posts will be wired into the houses. Mr. Barkan stated that this subdivision will not have street lights in an effort to keep the rural feel and help limit the amount of light pollution to the area.

Michelle Parsons, Galena resident, shared her concern for the Density of the area with regards to the division of Large Homes, versus Smaller Homes. Mr. Barkan shared that since the original plan M/I has added 40 addit acres of green space and 69 acres total open space area.

Zach Hopper wanted to clarify the northwest corner of the development plan that was to be dedicated open space given to the Village. He questioned whether the Village could accept the area as dedicated open space to Village and leave out the pond area. Alison Cherubini-Hillyer asked why the Village would elect to give the Pond up. The concerns shared by Mayor Love that there are costs and liabilities for the Village to consider if they accept the Pond area instead of allowing the Developments HOA to assume the responsibility. The discussion was tabled as not needing to be decided upon the status of the Pond in the current meeting setting.

Galena Resident Wendell Ferris asked if M/I could direct interested persons to existing communities that they could go and look at as an example of what Miller Farms would look at. Josh Barkan with M/I referenced the following examples for

- Farms at Jefferson – 372 units with 2 home products

- Berlin Farms – 525 units with 2 home products
- Liberty Grand

Mayor Love stated that the Commission had been out to see examples. The Village residents would get a great idea of what to expect by seeing some of these.

Clerk of P&Z, Jodi Moehring asked Josh Barkan what M/I Product would be going in. Mr. Barkan stated that the Smart Series and Signature Series would be the product going into Miller Farms. Approximately 7 plans in each with 2-3 variations of elevations for each plan. With 9 different colors. The expectation is that no two exact houses will sit within touching lots to each other or across the street from each other.

Alison Cherubini-Hillyer inquired about the natural materials percentage reference for the exteriors. M/I's development plan is for 25% of the front elevation to be in brick, stone, or masonry. Alison referenced her own experience in her subdivision as with vinyl siding in her neighborhood has warped multiple times for some homeowners. Mr. Barkan had shared that M/I's specification for vinyl is the highest rating that they could use at their price point. They have not had any extensive warranty replacement concerns with their product being utilized.

Michelle Parsons, resident asked about Shake Style siding. Mr. Barkan shared that M/I has options for the homebuyers to select from. Michelle shared that the elevations being shown did look very good. She asked about the insulation value, to which M/I responded that they could bring that information back.

Motion to Continue Hearing 8:05pm.

- Motion by Tim Erb
- 2nd Mike Fry

Roll Call Vote – Unanimous

M/I was asked to bring updated elevations and the update to the Green Space to be dedicated to the Village.

Mayor Love continued with the 2 ORC resolutions from Ken Molnar that are the Village Zoning Code modifications that bring the Village up to match the ORC ordinances. Even if the Village Code is divergent from the ORC the ORC would take precedence.

Alison asked about the requirements of the Vote of the Council to # of votes required for suspending rules and passing emergency amendments. The Village of Galena needs to adjust their verbiage to correct that there are different required # of Council Votes for each of these options.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

ZONING CLERKS REPORT: Nothing to add

OLD BUSINESS

NEW BUSINESS – Developers to attend Next meeting for Arrowhead.

Next meeting is at 7:00 pm Wednesday August 16th, 2023

ADJOURNMENT

Motion to Adjourn at 8:14pm.

- Motion Mike Fry
- 2nd Alison Cherubini-Hillyer

Roll Call Vote – Unanimous Yes.