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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of September 20th, 2023

- Attendees: Village of Galena Mayor Jill Love, P&Z Commission Members Alison Cherubini-Hillyer, Peter Casuccio, Michael Fry and Tim Erb. Also present, Levi Koehler Village Zoning Inspector. Jean Sylvester, Village Administrator, Mark Rufener, Village Engineer, and Residents of Galena present for the meeting were Zach and Tom Hopper, Kathy Krupa, Michael and Jessica Colvin, Dave O'neil, Michelle Parsons, Karin Underwood, Jeff Stewart, Zach Joseph, Mark Inks, Nate Nester, Jeff Kinnell, Mary Howard, Stu Lapp, Josh Porter, Rebekah Bussa
- Meeting called to order at 7:00pm

ROLL CALL

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

Presentation of the Minutes from August 16th meeting

- Motion to approve Tim Erb
- 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:

- The continuance of 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 Mike Fry
- 2nd Tim Erb

Roll Call Vote – Unanimous

Mayor Love, swore in any meeting attendees that planned to speak during the hearing.

Levi Koehler turned the microphone over to Josh Barkan with M/I Homes of Central Ohio. Mr. Barkan began by thanking the village for the collaboration and progress made in the previous sessions. They returned with their 3rd iteration of the Miller Farm Parcel proposals.

Updates to the plan;

- Sub area A went from minimum 60' – 2/3 of the lots became 66'. 77% of the lots on the overall sight will be 66' or above.
- Over 11500LF of Path, up from 0 on original plan

Mayor Love reminded of the natural material request by the residents.

Alison Cherubini-Hillyer, asked for clarity on the definition of natural materials of the front. In Sub Areas A&B, will contain at least 25% of natural materials, then the added statement about the natural materials referenced 50%.

Mr. Barkan clarified that Hardy Plank and Vinyl siding will not both be on the front of the same home. He also shared that the styles of the home will dictate some of what the elevations will allow for material in order to stay true to the style. He was willing to update the statement that made the product and percentages more clear.

Mike Fry asked for clarity on the lot sizes. Mr. Barkan referenced appendix L in the updated plan sets, and spoke to the percentage of lots in the development with their lot sizes.

Alison stated that by her calculations for the overall development.

- lot sizes of 60' at 20%
- lot sizes of 66' + at 44%
- lot sizes of 67' at 11.6%
- lot sizes of 68-70' at 9%
- lot sizes of 71' at 14%

Mayor Love asked if any additional questions from the P&Z members. Alison asked for the timing of the bike path. Mr. Barkan with M/I, stated that the bike path would be part of the second phase of the development.

Michael Fry asked for Mr. Barkan to speak to the pond and its drainage. Mr. Barkan continued to share that the ownership would not need to be determined immediately, but decided before the final completion of the community. It can be owned by the HOA. M/I will maintain it during development of the site. Alison asked that the verbiage for the 15.3 acres be deeded to the Village that included the pond. Levi noted that all Planning and Zoning members agree on this.

The hearing was open to Public Comments;

Michelle Parsons (115 Middle Street) – *many comments being made directly to the builder and not into the microphone were not able to be recorded.* She was asking about the height of the siding, to make sure that the siding is the same as the siding that was used at the Retreat of Dustin subdivision. Mr. Barkan confirmed that the siding that is being used will be the same as the Retreat at Dustin. Not at all similar to what was used by another builder in another subdivision referenced by M. Parsons, like what Alison Cherubini-Hillyer's builder had used in her subdivision.

Motion to Close Public Hearing regarding the application of M/I Homes for an Amendment to Miller Farms at 7:22pm.

- Motion by Tim Erb
- 2nd Mike Fry

Motion to recommend the M/I Miller Farms subdivision to Village of Galena Council

- Motion by Alison Cherubini-Hillyer
- 2nd Mike Fry

Roll Call Vote – 4 approve, 1 dissent (ACH)

Motion to open 2nd hearing for Zoning Ordinance Amendment for sections 5.14 and 5.15 at 7:24pm

- Motion by Tim Erb
- 2nd by Mike Fry

Levi Koehler, Village Zoning Inspector read the amendments that needed verbiage updated. Sections 5.14 and Sections of 5.15 are changing to mirror the Ohio Revised Code. Alison Cherubini-Hillyer recommended clarifying “deemed an emergency”. Details of the changes available upon request.

Motion to Close hearing for Zoning Ordinance Amendments at 7:28pm

- Motion by Mike Fry
- 2nd by Tim Erb

Roll Call Vote – Unanimous

Motion to recommend the Zoning Ordinance Amendments in Sections 5.14, and 5.15 to Council

- Motion by Tim Erb
- 2nd by Alison Cherubini-Hillyer

Roll Call Vote – Unanimous

GUEST Participation;

Todd Faris – Faris Planning and Design to review **initial concept ideas** for Arrowhead Golf Course future development.

The site concept currently includes;

- 3 acre central park area
- Medical complex 3.2 acres. Medical Office Buildings
- 5 commercial buildings would be businesses on 1st floor with residences on 2nd and 3rd floors.
- +/- 25 acre Recreational Facility – indoor and outdoor fields
- Brownstones – 4-8 unit Condos
- 50' Buffer between Arrowhead and the Pulte subdivision with 10' height.
- Single Family section – totally maintained community

Opened to Questions from the Planning and Zoning Commission members;

Alison Cherubini-Hillyer asked for clarification on the height of the commercial buildings. With Medical Office Buildings being 3 story or 35' and the Brownstones would also be three story or 35'.

Mayor Love asked if the commercial buildings have had any initial interest by companies. Ron Kendall, the agent for the developer stated that interested/committed parties so far, are BW3's, Mount Carmel & Ohio Health, and Penzones.

Alison Cherubini-Hillyer asked about the parking requirements versus planned spaces for the overall development. Ron Kendall stated they planned for extra due to the commercial and office spaces.

Tim Erb asked about plans for access and egress. Levi Koehler stated there is a 3rd point of egress on the back side thru the Pulte subdivision. Ron Kendall shared that the Medical Offices in partnership with ODOT would most likely require an added access and traffic light at Route 3.

Mike Fry stated that the discussions on this development needed to be in front of the development planning venue. Then asked if the developer had read the Villages zoning requirements. Stating that this plan is showing 68% commercial where the Village's cap is 25% commercial. Mike was concerned that the presenter during an earlier Zoom meeting mentioned Lawsuits and referendums. Mike asked for a letter of intent to not sue the village. Mayor Love stated that is not something that the developer can do, it would be something the owner of the land would be responsible for. Mike Fry wants to try to find a way to protect the village while working with the plan for area.

Ron Kendall, the realtor for the development, stated that Tyler Joseph is the potential owner. Mr. Joseph is a resident of Galena with a very strong interest in doing what is right for Galena.

Mayor Love reminded everyone that this is the **first** Planned Mixed Use development in the Village. There will need to be some give and take on the cap for commercial with consideration for the Amenities. Alison Cherubini-Hillyer agreed with Mayor Loves points, and agrees that the Multi-Use Sports Complex, Amenities and green spaces will be highly desired for the area. Jodi Moehring, P&Z Clerk, asked if the developer could consider the use of the Roof Tops of the mixed commercial buildings for outdoor event space.

Galena resident Michelle Parsons approached the microphone and liked the idea of rooftop event spaces. She likes the overall plan, but not sure that the elevations stay true to the appearance of the Village. Suggested the Village Residents potentially have the opportunity to have input on the exterior elevations, suggesting brick.

Mayor Love asked Mike Colvin to introduce himself and his wife, Jessica, residents of Galena that wanted to state the value of the Multi-Sport Complex. He stated that over 300,000 kids that reside within 10-15 miles of the area have only 2 sports complexes that are not close. Mike Colvin is a soccer coach at the Big Walnut High School. Mike continued to state that the Village of Galena has to consider this development and others that will bring Commercial development to the area, in order to support the future financial infrastructure of the Village.

Mike Fry continued to state that the Village does need the Multi Use Sports Complex, but he has concerns about the traffic, the width of the buffer, and wants the reduction of the commercial space and multi-family. He wanted to state that these are the challenges with the overall proposal.

Zach Joseph, resident of Galena, approached the microphone. Stating that 18 of their family members are living in Galena with a combined 1000 acres within Galena. Mr. Joseph reminded everyone that they are also worried by challenges that any development could bring, but as residents of Galena there needs to be the concern for the long term financial viability of the Village if there is not Commercial included in future development plans. Mike Fry interrupted Mr. Joseph to share that he cannot understand why the development would not be profitable for the developer without the current density of the apartments. Mr. Joseph shared that when looking at the expense of the land they have to create Pro-formas (cost versus benefit studies) that determine the viability of the mixed use of the land for the deal to be worthwhile for the developer to consider moving ahead. Mike Fry stated that the Village can afford the future viability of the Village without the need for the density of this project.

Mayor Love reminded Mike Fry that this is a concept proposal and there are opportunities to bridge the gaps in future meetings with the planning and development venue.

Pete Casuccio asked if the developer would be open to the idea of the reduction of the multi-family and to create office rental spaces instead. He suggested that the developer come back with mock ups demonstrating the amount of future employment opportunities and revenue to the Village.

Mike Fry re-stated that the challenges he previously stated will need addressed. Pete restated that if the developer could work up the financial and employment benefits to the Village reviewed to demonstrate the appeal for the residents of Galena.

Zach Hopper, resident of Galena and Council member, approached the microphone to state that 25% commercial is too restrictive for the project.

Alison Cherubini-Hillyer reminded everyone that the code was intentionally restrictive, but the mindset was to allow for discussions dependent on amenities that any developer could bring to the table.

Mary Howard, Galena resident, asked about the court reporter. Wanted clarity on the nature of the discussions. Levi Koehler clarified that the court reporter was there to document the meetings since the Village has been having difficulties with Zoom capturing details at past meetings.

Don Adams, resident of Galena, approached to state that the Village needs to strongly consider working with Developers before the Village of Galena disappears like so many in the areas of Ohio that end up being annexed.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

ZONING CLERKS REPORT: Nothing to add

OLD BUSINESS

NEW BUSINESS

FULL COPIES OF THE MEETING TRANSCRIPT RECORDED BY COURT REPORTER CAN BE REQUESTED

Next meeting is at 7:00 pm Wednesday November 15th, 2023

ADJOURNMENT

Motion to Adjourn at 8:35pm.

- Motion Alison Cherubini-Hillyer
- 2nd Pete Casuccio