



## Licking County Planning Commission *Regularly Scheduled Meeting*

### *Agenda*

**TIME:** 7:00 p.m.  
**DATE:** May 20, 2019  
**LOCATION:** Donald D. Hill County Administration Building  
20 South Second Street, Newark, OH 43055  
Meeting Room A (Basement Level)

---

1. Pledge
2. Roll Call and seating of alternate members
3. Approval of meeting minutes, with or without corrections
4. Swearing-In/Affirming of Public
5. Announcements of Director
6. Announcements of Commission Members
7. Old Business
  - a. None
8. New Business
  - a. Consent Agenda
    - a. None
  - b. Zoning Amendments, Variances, Subdivision Reviews and Recommendations
  - c. **Resolution 2019-006** | In the matter of approving a biennium agreement between the Licking County Planning Commission (LCPC) and the state of Ohio, Department of Transportation (ODOT) for urban transportation planning and transportation programs.
  - d. Appointing a nomination committee for the nomination of Chairman and Vice-Chairman.
9. Public Comments
10. Director's Comments
11. Next Meeting: June 24, 2019
12. Adjournment

## **ZONING AMENDMENTS, VARIANCES, AND SUBDIVISION REVIEWS RECOMMENDATIONS**

### **NEW BUSINESS**

#### **1. 2019-006-Z**

Regulation: Newark Township Zoning Resolution  
Section: Article 5: Amendment, Seciton 6.5: Submisssion to County Planning Commission  
Description: Zoning Text Amendment to Article 9: Special Provisions and Article 25: Swimming Pools  
Township: Newark  
Applicant: Newark Township Zoning Commission C/o Tom Mullady  
LCPC Planner: Angela Farley, Planner I

#### **2. 2019-024-V**

Regulation: Licking County Subdivision Regulations  
Section: Section 503, Table 14: Congestion Prevention System & Classification Standards, Section 503: Major Collector (400-foot Driveway to Driveway, and 550-foot Driveway to Intersection)  
Description: Request to install a new residential driveway approximately 255-feet north of the existing driveway on the parcel in order to complete a Minor Land Division/ Lot Split.  
Township: Monroe  
Applicant: Todd Fyffe  
LCPC Planner: Jay Fisher, CFM, Planner II

#### **3. 2019-025-V**

Regulation: Licking County Access Management Regulations  
Section: Section 8.10, Table 14: Driveway to Driveway Spacing (250-foot Minor Collector, Section 8.10, Table 14: Driveway to Intersection Spacing (550-feet), and Section 8.34: Driveway must be located on lowest order improved public roadway.  
Description: Request to install a new residential driveway along Martinsburg Road (Minor Collector) and instead of Catt Road (Lower Order).  
Township: Newton  
Applicant: Gary Smith  
LCPC Planner: Angela Farley, Planner I

#### **4. 2019-026-V**

Regulation: Licking County Access Management Regulations  
Section: Section 8.10, Table 14: Driveway to Driveway Spacing (250-foot Minor Collector, Section 8.10, Table 14: Driveway to Intersection Spacing (550-feet)  
Description: Request to install a new residential driveway 330-feet east from Overdrive Road and 143-feet west from the nearest neighboring driveway.  
Township: Licking  
Applicant: Ruth Young  
LCPC Planner: Jay Fisher, CFM, Planner II

#### **5. 2019-028-V**

Regulation: Licking County Subdivision Regulations  
Section: Section 503, Table 14: Congestion Prevention System & Classification Standards, Section 503: Major Collector (400-foot Driveway to Driveway)  
Description: Request to convert a field access to a residential driveway, which is 82-feet north of the neighboring driveway along Northridge Road to be shared between three (3) lots.  
Township: St. Albans  
Applicant: John Brooks C/o Larry Shafer  
LCPC Planner: Jay Fisher, CFM, Planner II

**6. 2019-003-SDP**

Regulation: Licking County Subdivision Regulations

Section: Section 302.4 Preliminary Plan

Description: Modification of the preliminary plan to eliminate one stormwater retention basin and to convert Avery Place in Phase 10 from a cul-de-sac roadway to a through-road that connects Ephriam Drive and Natalie Lane.

Township: Harrison

Applicant: Westport Homes, C/o Terry Andrews

LCPC Planner: Brad Mercer, Planning Manager

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

The Licking County Planning Commission meeting was called to order by Chairman Stephen Holloway at 7:00 p.m. on Monday, April 22, 2019, in the Donald D. Hill County Administration Building, Meeting Room D, 20 South Second Street, Newark, Ohio.

### **VOTING MEMBERS PRESENT**

Randall Bishop Kevin Black Rick Black Tim Bubb Dave Dicks Duane Flowers Stephen Holloway  
Dave Lang Jim Roberts Ronda Saunders Bill Weaver

### **VOTING MEMBERS ABSENT**

No one

### **ALTERNATE MEMBERS PRESENT**

Ryan Badger

### **ALTERNATE MEMBERS ABSENT**

No one

### **ALTERNATE MEMBERS WHOSE ATTENDANCE IS NOT REQUIRED TONIGHT**

Dave Miller Mike McFarland Wayne Barb Bill Hagstad Leigh Ann Miller Kim Christian  
Jim Kiracofe Marcia Phelps Wesley Weaver

### **SEATED ALTERNATES**

No one

### **STAFF PRESENT**

Chris Harkness Jay Fisher Angela Farley Kim Anderson Jonathan Miller

### **OTHERS PRESENT**

John Singleton Ryan Badger Eric Riehl Cory Zigan George Schweitzer Bryon Reed Leslie Wolfe  
Glenn Decker Mike Caslae Shelly Marie Ipacs Jeff Kennington Josh Long Paul Cugini

### **ROLL CALL AND SEATING OF ALTERNATE MEMBERS**

Licking County Planning Commission member Ronda Saunders led the Pledge of Allegiance.  
Roll call was taken and all members were seated.

### **APPROVAL OF THE MARCH 25, 2019 LCPC MEETING MINUTES, WITH OR WITHOUT CORRECTIONS**

Rick Black moved to approve the March 25, 2019, Meeting Minutes. Duane Flowers seconded the motion. A voice vote was called and the motion passed unanimously.

### **APPROVAL OF THE MARCH 25, 2019 LCPC SPECIAL MEETING MINUTES, WITH OR WITHOUT CORRECTIONS**

Bill Weaver moved to approve the March 25, 2019, Special Meeting Minutes. Tim Bubb seconded the motion. A voice vote was called and the motion passed unanimously.



# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

### **SWEARING-IN/AFFIRMING OF PUBLIC**

Stephen Holloway asked the public to rise and be Sworn-In or Affirmed if they were planning to comment on any of the issues presented at the meeting. Individuals wishing to speak were sworn in or affirmed.

### **ANNOUNCEMENTS OF THE DIRECTOR**

None

### **ANNOUNCEMENTS OF COMMISSION MEMBERS**

Stephen Holloway said next month we will be asking for a nominating committee for new officers.

Tim Bubb said early voting is going on with extended hours. May 7th is Election Day. You can also vote by mail.

---

### **OLD BUSINESS**

None

---

### **NEW BUSINESS**

#### **A. CONSENT AGENDA**

None

---

#### **B. SUBDIVISION REVIEW, VARIANCES, ZONING RECOMMENDATIONS.**

##### **1. 2019-004-Z**

**Regulation:** Etna Township Zoning Resolution

**Section:** Article 6 Amendment, Section 605: Submission to County Planning Commission

**Description:** The Etna Township Officials are requesting a non-binding recommendation on a proposed zoning text amendment. The proposed text amendments fall within Articles 2, 9, 10, and 16.

**Township:** Etna

**Applicant:** Etna Township Zoning Commission

**LCPC Planner:** Angela Farley, Planner I

*Angela Farley presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The Etna Township Zoning Commission is proposing to amend several sections of their zoning resolution in order to provide clarity in the following areas:

- **Article 2** – To correct permitting accessory structures on contiguous lots, remove decks and patios from the calculation requirements for accessory structures, and to define the measurement of lot frontage.
- **Article 9** – To remove the Adult Entertainment Facilities use from the General Business District.
- **Article 10** – To restrict accessory structures in the front yard and define where decorative fences are permitted.
- **Article 16** – To better identify the intent with the table headings in Table 16A and requirement in parking areas.

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

### **RECOMMENDATION AND BASIS:**

To provide the Etna Township Zoning Commission a non-binding recommendation of **APPROVAL WITH CONDITIONS** for the proposed text amendment (2019-004-Z). The condition being that the Etna Township Zoning Commission considers implementing the proposed changes as outlined in the staff report. The basis for this recommendation is that the proposed zoning text amendment will be in conformance with the Etna Township Comprehensive Plan and good planning practices.

*No questions or comments from the LCPC.*

**Vote:** Dave Lang made a motion to approve this request with the conditions as presented and as recommended by the staff. Rick Black seconded the motion. A vote was called and the motion passed unanimously.

---

### **2. 2019-005-Z**

**Regulation:** Jersey Township Zoning Resolution

**Section:** Article 5 Amendment, Section 5.06: Submission to County Planning Commission

**Description:** The Jersey Township Officials are requesting a non-binding recommendation on a proposed zoning map amendment to rezone 9464 Jersey Mill Road, from Rural Residential District (RR) to General Business District (GB-1)

**Township:** Jersey

**Applicant:** Jersey Township Zoning Commission

**LCPC Planner:** Brad Mercer, Planning Manager

*Angela Farley presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The Jersey Township Zoning Commission is requesting a non-binding recommendation in accordance with Section 5.06 of the Jersey Township Zoning Resolution and Section 519.12 of the Ohio Revised Code. The Jersey Township Zoning Commission received an application for a zoning map amendment to change the zoning of a 6.14-acre portion of a 36-acre parcel located at 9464 Jersey Mill Road. The request is to rezone the 6.14-acres from Rural Residential District (RR) to General Business District (GB-1). The purpose is to allow the owner to construct a commercial site for the owner's plumbing business. The building will include an office area and a warehouse area where technicians will have their supplies for their day to day service calls.

### **STAFF RECOMMENDATION AND BASIS:**

To provide the Jersey Township Zoning Commission a non-binding recommendation of **DENIAL** for the proposed map amendment (2019-005-Z). The basis for this recommendation is that the proposed zoning map amendment will not be in complete conformance with the Township Comprehensive Plan and good planning practices. The lack of public water and wastewater, proper roadway infrastructure, and the scale and intensity of the uses within the proposed General Business District make the site not well suited for the proposed zoning district at this time.

*Dave Dicks said he wanted to compliment the staff on this report; they did another good job. This will come up over and over again. He agrees with the staff recommendation.*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

*Duane Flowers asked is this a Township or County Road? Angela Farley said it is a Township Road. Mr. Flowers said it appears that it will fit in with the category of the Comp Plan. Ms. Farley said the Comp Plan also recommends that water and sewer be provided. Mr. Flowers asked what is your feeling on water and sewer? Ms. Farley said that since it is not extended to this site, it is not likely to support a lot of the uses. Mr. Flowers said he understands what Mr. Dicks is saying but this looks like an area that sooner or later it will become commercial and at what point in time do you open that door? He sees an opportunity to open that door.*

*Stephen Holloway said you don't want to put a business there until you get water and sewer. Water and sewer don't want to get there until there are businesses. This is difficult; there have been others before that have tried to rezone this property.*

*Randall Bishop asked is there any plans for water and sewer to that side of the road? Chris Harkness said yes there are plans but we do not know how far away; it could be several years away. Mr. Bishop asked would Southwest Licking Water and Sewer District do it? Mr. Harkness said yes.*

*Ryan Badger, ADR and Associates, 88 West Church Street, Newark, Ohio said they think this would be a good place for a commercial site for a plumbing company. It would be a small office with a warehouse and a ½ dozen employees. There will be service vehicles coming in every few days. There will not be a constant flow of traffic. This use is different (from the previous requests to rezone). He agrees with Mr. Flowers. They have talked to the district about water and sewer and it will be a few years; this proposed business could get the water and sewer going to the site.*

*Eric Riehl, representing Crawford Mechanical Services (the business owner), Humble Construction, 6767 Huntley Road, Columbus, Ohio said there will be 30 staff with only 7 in the office. The largest equipment that they will have is a mini excavator. There are 36 acres but he only wants 6 acres rezoned. He will keep the tree line and wants to keep the rural feel to the area. It would be a good addition to the area and not an eyesore.*

*Rick Black asked to see the photo of the property on the PowerPoint Presentation. Angela Farley indicated the property. He asked do they own all 36 acres? Mr. Riehl said yes.*

*Mr. Holloway said if this is rezoned, how will we manage the rest (of the area) without water and sewer? Mr. Flowers said looking at the Comp Plan when do we open it up for commercial use? There will never be a housing development. This is a small business and well and sewer would be easy enough to design.*

*Mr. Bishop said there is a commercial grading farm on the other side of 310; that is another consideration for commercial development.*

*Ronda Saunders asked for the PowerPoint picture that showed New Albany, she said if we don't open it up (to commercial) it will go to New Albany; they are annexing everything. She knows that with General Business we have to look at what all can go in. The business would not take any more water and sewer than a subdivision on 36 acres. It follows the Comp Plan so we have got to go with it*

*Mr. Holloway asked is the denial based strictly on utilities? Mr. Harkness said yes, and infrastructure based. The Comp Plan-Future Land Use Map is what we used as our basis. We looked at what does the Township want for the future of this area and that is pretty clear. It is the timing; the Comp Plan said the area should be serviced*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

*adequately with public infrastructure. This site is on a narrow road but is close to SR310. The denial is based on adequate public infrastructure*

*Dave Lang asked are you just rezoning a portion, not the entire property, just 6 acres? Mr. Riehl said we wouldn't rezone that much (6 acres) but they need a drainage ditch in the back for the storm sewer so that is the reason for 6 acres. This business has longevity; they have been in business for 10 years.*

*Ms. Saunders asked in Rural Residential, how many houses can you have without rezoning that could be put on that parcel? Mr. Harkness said it is in the staff report, maybe 13 or 14 homes. Ms. Saunders said there would be less traffic with this business than with homes.*

*Mr. Lang said he would have concerns if it the entire property was zoned business but this smaller part makes it more powerful.*

*Tim Bubb said he understands Mr. Flowers' point. Jersey Township is disappearing into New Albany. This might be a good addition; this is not an inappropriate use of 6 acres. This might be the time to open it up (to Commercial). He could be supportive of recommending the zoning change.*

*Jim Roberts said he thinks the future zoning would be somewhat self-regulating. If the road can't adequately handle the traffic the township would fix it. It is time to start the process rolling; if there is a grouping of commercial development then water and sewer will go in.*

*Mr. Riehl said if there are sewer and water they would tap in.*

*Mr. Bishop said on Mink Street there is a landscaping business; it is a similar situation in size.*

**Vote: Ronda Saunders made a motion to approve this request. Kevin Black seconded the motion. A vote was called with 10 yes votes and 1 no vote; the motion passed.**

- 
- 3. 2019-017-V**  
**Regulation:** Licking County Access Management Regulations  
**Section:** Section 8.10 Table 14, Driveway to Driveway Spacing (250-foot Minor Collector)  
**Description:** Request to locate a proposed commercial access point to an existing 2.4-acre parcel (1170 River Road) along River Road near the intersection of River Road and State Route 16  
**Township:** Granville  
**Applicant:** Michael Ghiassi  
**LCPC Planner:** Jonathan Miller, Planner I

*Jonathan Miller presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The applicant is planning to construct a retail establishment on the property, which is northwest of the intersection of State Route (SR) 16 and River Road in Granville Township. There is currently no access to the property. A telephone pole in the approximate center of the property forces the location of the access drive to be located either just to the east or west of the telephone pole. Both locations would require a variance from driveway

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

spacing requirements; however, locating the proposed access drive just to the west of the telephone pole brings the driveway location into compliance with sight distance requirements.

### **STAFF RECOMMENDATION AND BASIS:**

To **approve** the requested variance from Section 8.10, Table 14 (Driveway Spacing) of the Access Management Regulations to allow for the proposed driveway location on River Road as described in the staff report. The variance will reduce the driveway to driveway spacing requirement on a minor collector from 250 feet to 176 feet; a reduction of 74 feet. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

*Tim Bubb asked is the staff's standpoint related to the proposed changes to River Road? Jonathan Miller said no, the last he knew ODOT was still going back and forth. Mr. Bubb said ODOT is going to do it and they will change it to a cul-de-sac. As a part of the bridge widening and the realignment of the signal with Weaver Road, it will change the way for traffic to River Road, all of it will be coming from the west. There will be very little traffic coming from the east; it may make your decision easier. Mr. Bubb said are we trying to move a driveway around utility poles, have you considered asking them to move the utility poles? Duane Flowers said the spacing for the poles is probably at their max. Mr. Miller said the ADT is only 838 vehicles; the variance is going to go around the poles. Mr. Bubb said there will be a major change in the traffic flow and there will probably be more commercial development. The realignment of the driveway, you do not see the spacing as that big of an issue? Mr. Miller said not that far to the east, just past the property there is a residential home and then the golf range and the ballpark. Ms. Saunders said do you realize how much traffic the ballpark generates? Mr. Miller said yes.*

**Vote: Dave Lang made a motion to approve the request as presented and as recommended by the staff. Duane Flowers seconded the motion. A vote was called and the motion passed unanimously.**

- 
4.     **2019-018-V**  
      **Regulation:**     Licking County Access Management Regulations  
      **Section:**       Section 8.10 Table 14, Driveway to Driveway Spacing (250-foot Minor Collector)  
      **Description:**   Request for a change of use of an existing field drive to residential access  
      **Township:**     Union  
      **Applicant:**     Cory Zigan  
      **LCPC Planner:** Jonathan Miller, Planner I

*Jonathan Miller presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The applicant is planning to split the existing 11.31-acre parcel into two parcels to allow for the construction of a new single-family residence. The applicant wants to leave the existing dwelling (east side of the property) and construct the new single-family residence on the west side of the property. Due to the roadway curvature and an existing guard rail along most of the properties frontage, the Applicant is applying for a variance to locate the new driveway near the western edge of the property where an existing field drive is already located.

### **STAFF RECOMMENDATION AND BASIS:**

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

To **approve** the requested variance from Section 8.10, Table 14 (Driveway Spacing) of the Access Management Regulations to allow for the proposed driveway location on Union Station Road as described in the staff report. The variance will reduce the driveway to driveway spacing requirement on a minor collector from 250 feet to 135 feet; a reduction of 115 feet. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

*No questions or comments from the LCPC.*

**Vote: Tim Bubb made a motion to approve this request as presented and as recommended by the staff. Randall Bishop seconded the motion. A vote was called and the motion passed unanimously.**

- 
5.     **2019-019-V**  
      **Regulation:**     Licking County Subdivision Regulations  
      **Section:**       Section 401.1 (F): General Street Design  
      **Description:**   Request to omit the requirement for interconnectivity between the proposed roadway for Shadow Creek Estates and Glyn Carin Lane  
      **Township:**     Granville  
      **Applicant:**     George Schweitzer  
      **LCPC Planner:** Jay Fisher, CFM, Planner II

*Jay Fisher presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The proposed Shadow Creek Estates consists of eight (8) lots with an average lot size of a little over 5.5 acres. The proposed development is located on the west side of North Street (SR 661) in Granville Township. The developer (Terra Nova Partners, LLC.) has proposed seven of the eight lots to come off of a proposed roadway into the development with one lot on the back side of the property to have its access from Glyn Carin Lane. Their request with this variance is to omit the requirement to connect the proposed street with Glyn Carin Lane to the west and instead end the proposed street in a cul-de-sac.

It should be noted that the outcome of this variance request has the potential to affect the factors involved in Variance Application #2019-021-V (Dry Hydrant).

### **STAFF RECOMMENDATION AND BASIS:**

To **approve** the requested variance from Section 401.1 (F): General Street Design of the Licking County Subdivision Regulations, to omit the requirement to extend the proposed roadway to interconnect with Glyn Carin Lane, as described in the staff report. This recommendation is based upon the staff's opinion, that the proposed variance upholds the purpose and intent of the Licking County Subdivision Regulations and meets the standards for a variance as outlined in this report.

*Stephen Holloway asked will this be left as a private driveway? Jay Fisher said yes.*

*Ronda Saunders asked if there is a bigger picture of the surrounding area on the PowerPoint presentation? Mr. Fisher said we have drone footage but unfortunately we cannot access the video, something is wrong with the drive.*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

*Ms. Saunders said Burg Street has an intermediate school. There needs to be another road to get that area. We require interconnectivity for a reason and this is one reason that we should have interconnectivity. Chris Harkness said we have done traffic counts through LCATS and the traffic is pretty bad. Ms. Saunders said this is why we have interconnectivity so that people can get to places.*

*Tim Bubb said can you go over the County Engineer, Jared Knerr's input and why the County Engineer could not support the interconnectivity? Mr. Fisher read the County Engineer's input to the LCPC. Mr. Fisher said that in a verbal conversation with Jared Knerr, he said ODOT's max (for slope grade) is 12%. There are several roadways throughout the county one is on Hankinson Road where it has been closed due to ice and snow and it is a 12% or more. Mr. Knerr is not comfortable with anything beyond 10%. The applicant said there are anywhere between 10-14% grades coming down from the proposed cul-de-sac. Mr. Bubb said we always give a lot of deference to the County Engineer's thought. Mr. Bubb said that at the end of the day it could be an affordability issue where the developer would prefer not to make the investment for connectivity to save some expense. If connectivity is really important for the future, are we losing an opportunity to connect? There may be other reasons why you do not want to make the connectivity. We need to make sure LCPC makes the right decision for the long term for that area.*

*Duane Flowers said his concern is safety with high school students driving on it; he is not sure he wants students to drive on it. There are other places to make a connection; it seems like a safety conflict.*

*Dave Lang said this subdivision doesn't want traffic cutting through it; he wouldn't want it if he lived there. He would like the cul-de-sac; it is going to be a nice subdivision. In this particular case, he is not sure that this is a good spot for connectivity.*

*Ms. Saunders said originally when Glyn Carin was put in the whole thought process was that it would connect to 661. We need interconnectivity in that area; is there really a better place?*

*Chris Harkness said there is always a push for interconnectivity whenever we can get it. The direct connection between there would facilitate a lot of cut-through traffic, which on one hand would be good but these roadways are not set up for that. They are local roadways with large lot homes. That is the issue that we wrestled with, connectivity is good but this is different than what we are used to.*

*Rick Black asked is there an HOA? Mr. Holloway said let's hold those questions until the applicants speak.*

*George Schweitzer, representing the owners, 3331 E. Livingston Avenue, Columbus, Ohio said the slopes are 10-14%. From an engineering perspective, what's a valid investment and safety. Where the stream goes through it is at the lowest spot. When you are on a grade of 10-12% on the road in winter, the pond is a safety issue and a concern. Someone talked about rubber stamping the request, this was reviewed by staff. We went to Granville Township and they didn't want connectivity. The other big issue is putting in a lot of fill for a bridge or culvert where the sag is and there is a ravine that is 30-50 feet. That is the reasoning for not wanting connectivity. It is a more desirable subdivision for the residents for it to be a cul-de-sac street.*

*Bryon Reed, Terra Nova Partners, LLC, 100 Glyn Carin Lane, Granville, Ohio said the traffic issue; he agrees that south of town it is a problem. He lives west on Glyn Carin and it takes him 5 minutes to get to the school going south on North Street; there is no wait and no traffic to the right. Glyn Carin has 4 eyebrows on the roads, 2 are very large. When you are at the backside of Glyn Carin there is a hairpin turn. This all comes back to safety; all of the*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

*additions to Glyn Carin have left eyebrows. All of the driveways are connected to the eyebrows. From a safety standpoint, he is not sure that the road can handle the traffic to the school. It is a safety issue.*

*Dave Dicks said when they built the intermediate school the people who put in the road did not want any connectivity. They did not want any through traffic from Berg to Loudon. It was specifically designed to discourage east-west connectivity between those two streets.*

*Mr. Reed has spoken to neighbors in Glyn Carin and they absolutely do not want a cut through street.*

*Randall Bishop asked how many houses are on Glyn Carin? Mr. Reed said 10-12. Mr. Bishop said if there is connectivity what about using traffic calming devices? Mr. Schweitzer said the grade would be the calming devices.*

**Vote: Dave Lang made a motion to approve this request as presented and as recommended by the staff. Duane Flowers seconded the motion. A vote was called with 10 yes votes and 1 no vote; the motion passed.**

- 
6.     **2019-020-V**  
      **Regulation:**     Licking County Subdivision Regulations  
      **Section:**       Section 402.1 Sidewalks  
      **Description:**   Request to locate omit the requirement to install sidewalks within the proposed Shadow Creek Estates Subdivision  
      **Township:**     Granville  
      **Applicant:**    George Schweitzer  
      **LCPC Planner:** Jay Fisher, CFM, Planner II

*Jay Fisher presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The proposed Shadow Creek Estates consists of eight (8) lots with an average lot size of a little over 5.5 acres. The proposed development is located on the west side of North Street (SR 661) in Granville Township. The developer (Terra Nova Partners, LLC.) has proposed seven of the eight lots to come off of a proposed roadway into the development with one lot on the back side of the property to have its access from Glyn Carin Lane. Their request with this variance is to omit the requirement to install sidewalks along North Street (SR 661) and the proposed cul-de-sac roadway proposed for this project.

### **STAFF RECOMMENDATION AND BASIS:**

To **approve** the requested variance from Section 402.1 (A): Sidewalks Required of the Licking County Subdivision Regulations, to omit the requirement to install sidewalks along the internal roadway and SR 661, as described in the staff report. This recommendation is based upon the staff's opinion, that the proposed variance upholds the purpose and intent of the Licking County Subdivision Regulations and meets the standards for a variance as outlined in this report.

*Dave Dicks said this is similar to Sycamore Ridge; is there going to be walking trails for the residents? Have you ever heard of the term Agri-neighborhood, will there be open space or a nature preserve? Bryon Reed said the intent is to develop as lots specific, there will be no HOA, and there is enough property for each homeowner to do what they*



# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

want. On smaller lots you need green/open spaces but not for this development. We are going to keep it as natural as possible. We are going to do very little clearing for the house and leach field.

**Vote:** Tim Bubbs made a motion to approve this request as presented and as recommended by the staff. Rick Black seconded the motion. A vote was called and the motion passed unanimously.

- 
7.     **2019-021-V**  
      **Regulation:**     Licking County Subdivision Improvement Regulations  
      **Section:**       Section 507.2 (B): Fire Protection  
      **Description:**   Request to omit the requirement to install fire protection systems (dry hydrant) for the proposed Shadow Creek Estates Subdivision  
      **Township:**     Granville  
      **Applicant:**    George Schweitzer  
      **LCPC Planner:** Jay Fisher, CFM, Planner II

*Jay Fisher presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The proposed Shadow Creek Estates consists of eight (8) lots with an average lot size of a little over 5.5 acres. The proposed development is located on the west side of North Street (SR 661) in Granville Township. The developer (Terra Nova Partners, LLC.) has proposed seven of the eight lots to come off of a proposed roadway into the development with one lot on the back side of the property to have its access from Glyn Carin Lane. Their request with this variance is to omit the requirement of utilizing the existing pond on the property as a means for a dry hydrant, due to topography.

It should be noted that the recommendation and situational conditions of this variance request could be altered if Variance Application #2019-019-V is denied by the LCPC Board.

### **STAFF RECOMMENDATION AND BASIS:**

**To approve with conditions** the requested variance from Section 507.2 (B): Fire Protection of the Licking County Subdivision Improvement Regulations, as described in the staff report. The condition of approval is as follows:

1.     If variance application #2019-019-V is denied by the LCPC Board, it is recommended that this variance application be withdrawn, or tabled, until the roadway connection is added to the updated plan set to analyze if a dry hydrant location is possible at a lower elevation that would be at or below the recommended maximum elevation of 20-feet.

This recommendation is based upon staff's opinion that with these conditions, the proposed variance upholds the purpose and intent of the Licking County Subdivision Improvement Regulations and meets the standards for a variance as outlined in this report.

*No questions or comments from the LCPC.*

**Vote:** Dave Dicks made a motion to approve this request as presented but without the condition. Rick Black seconded the motion. A vote was called with 10 yes votes and 1 no vote; the motion passed.

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

- 
8. **2019-022-V**  
**Regulation:** Licking County Access Management Regulations  
**Section:** Section 8.10 Table 14, Driveway to Intersection Spacing (550-foot Minor Collector) and Section 8.14 Minor Collectors, Subsection 2.  
**Description:** Request to locate a proposed access point to an existing 2.47-acre parcel near the intersection of Clover Valley Road NW and Green Chapel Road NW. This request was originally considered and approved on March 25, 2019. The applicant has since encountered an issue that forces the approved driveway location to be moved closer to the intersection.  
**Township:** Monroe  
**Applicant:** Jacob Anstaett  
**LCPC Planner:** Angela Farley, Planner I

*Angela Farley presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

On March 25, 2019, at the regularly scheduled Licking County Planning Commission Board meeting, the applicant received a variance for a driveway located on Green Chapel Road, 440-feet from the intersection of Clover Valley Road. Since then, they have learned that the only area on their property suitable for a septic leach field is in the area where the driveway location was approved. Therefore, the applicant is now requesting a variance from the driveway to intersection spacing that, if approved, will void the original variance approval from March 25, 2019.

### **STAFF RECOMMENDATION AND BASIS:**

To **approve** the requested variance from Section 8.10, Table 14 (Driveway to Intersection Spacing) of the Access Management Regulations as described in the staff report. Approval of this variance will render the previously approved variance (LCPC variance # 2019-015-V) null and void. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

*No questions or comments from the LCPC.*

**Vote:** Kevin Black made a motion to approve this request as presented and as recommended by the staff. Randall Bishop seconded the motion. A vote was called and the motion passed unanimously.

- 
9. **2019-023-V**  
**Regulation:** Licking County Access Management Regulations  
**Section:** Section 8.10 Table 14, Driveway to Intersection Spacing (550-foot Minor Collector) and Driveway to Driveway Spacing (250-foot Minor Collector)  
**Description:** Request to locate a proposed commercial access point to an existing 20.30-acre parcel (5800 Purity Road) along Purity Road near the intersection of Smokey Row Road NE.  
**Township:** Mary Ann  
**Applicant:** Glen Decker, Sands and Decker on behalf of client Rickey Stansifer  
**LCPC Planner:** Jonathan Miller, Planner I

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

*Jonathan Miller presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

The applicant is planning to construct an indoor shooting range on the property to the east and southeast of the T-intersection with Purity Road and Smokey Row Road. There is currently no access to the property which has severe topographical restraints. The applicant is requesting a variance from the 250-foot driveway spacing, and 550-foot intersection spacing requirement for minor collectors to locate the proposed driveway 130 feet south of Smokey Row Road, on Purity Road.

### **STAFF RECOMMENDATION AND BASIS:**

To **approve** the requested variance from Section 8.10, Table 14 (Driveway Spacing) of the Access Management Regulations to allow for the proposed driveway location on Purity Road as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

*Leslie Wolfe, Mary Ann Township Trustee, 5233 Porter Road NE, Newark, Ohio said the variance needs approved; there are tremendous curves on the road. They (the Township) have no problem with where they want to put it.*

**Vote: Duane Flowers made a motion to approve this request as presented and as recommended by the staff. Bill Weaver seconded the motion. A vote was called and the motion passed unanimously.**

- 
10.    **2019-001-SDP**  
Regulation:    Licking County Subdivision Regulations  
Section:        302.4 Preliminary Plan  
Description:    Royal Acres Section 2, Phase 2 and Phase 3  
Township:      Etna  
Applicant:      CCBI Homes, C/o Paul Cugini  
LCPC Planner:   Brad Mercer, Planning Manager

*Brad Mercer presented the staff report which was provided with the packet.*

### **BRIEF SUMMARY OF REQUEST:**

CCBI Homes is requesting approval of the preliminary plan application for Royal Acres Section 2 Phases 2 & 3. Said proposed development will consist of 48 new single-family residential lots. According to the Etna Township Zoning Map, the parcel being developed is zoned Residential Single Family District (RS) and is subject to the Residential Single Family District regulations in the Etna Township Zoning Resolution.

The proposed subdivision will establish one (1) new roadway to be called Rustica Drive, and the extension of three (3) existing roadways currently within Royal Acres Section 2 – Phase 1 called Imperial Road SW, Royalty Drive SW, and Princess Street SW.

### **STAFF RECOMMENDATION AND BASIS:**

To **approve with conditions** the Preliminary Plan of Royal Acres – Section 2 – Phase 2 & 3 Subdivision, as described in the staff report. The conditions of approval are as follows:

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

1. The Licking County Technical Review Committee comments from both the Licking County Engineer's Office and the Licking County Planning Commission Office on the preliminary plan shall be addressed prior to the preliminary plan being signed by both the County Engineer and LCPC Director.

This recommendation is based upon staff's opinion that the proposed Preliminary Plan upon complying with the conditions of approval, will conform to the requirements of the Licking County Subdivision Regulations.

*Shelly Marie Ipacs, homeowner, 114 Royalty Drive SW, Etna, Ohio said she has questions and concerns. Part of the open space of 21 acres contains 18 acres that belong to the HOA of the Preserve at Royal Oaks. The Preserve is not a part of any of the phases of Royal Oaks. The HOA pays to maintain the paths. Someone mowed bigger paths. Who did that? There are survey markers along the path of their nature preserve. Did this new project do it and why? Jay Fisher said he did not know who did the mowing. Mr. Fisher said he and Angela Farley spoke to the County Engineer, Jared Knerr. Mr. Knerr said he had worked for the engineering firm that designed the original phases; he said in the original design the pond was for all phases. The 18 acres was also for everything (all phases).*

*Stephen Holloway asked would the HOA be part of this discussion? Duane Flowers said the grand plan of the subdivision should be documented. Mr. Fisher said it would be in the covenants for the different phases. Mr. Flowers said the new lot owners would become part of the HOA. Ms. Ipacs said Ryan Homes had the plans for Phase 2 then Ryan Homes pulled out and the future plans for Royal Oaks died with it. Her HOA maintains the pond as well as the nature preserve.*

*Jeff Kennington, homeowner, 101 Princess Street SW, Etna, Ohio asked will the deed restrictions of Royal Acres Section 2 be all one large area lumped in with their section? Dave Dicks asked where is Royal Oaks in relation to the Phases 2 and 3? Mr. Kennington said it is to the south.*

*Paul Cugini, CCBI Homes, 155 Green Meadows Drive S, Lewis Center, Ohio said he was one of the original owners of the land. Phase 1 was sold to Diyanni Homes then to Ryan Homes to finish up the subdivision. We took the original piece with the same plans and finalized Phases 2 & 3 of Section 2. We have had to make some revisions to bring it up to code. The retention pond was originally designed for the whole development. He spoke to the Property Manager for Royal Oaks Section 2 and the intent is that this subdivision Phases 2 and 3 would all become one. Those lots will be added to the existing HOA in Phase 1.*

*Mike Caslae, engineer, Prime AE, 8415 Pulsar Place, Suite 300, Columbus, Ohio said Royal Acres Section 2 had 3 Phases; they received a full preliminary plan for all 3 in 2003. We are back at the preliminary plan for Phases 2 and 3 because the Subdivision Regulations changed. They are bringing Phases 2 & 3 up to the current standards. The pond was designed for all 3 Phases. Tim Bubb asked is it a retention basin or a pond and wetlands? Mr. Caslae said it is identified as both.*

*Jim Roberts asked who has ownership of the 18 acres? Mr. Caslae said the 18 acres is already set aside as part of the wetlands/stormwater management. It is part of the whole subdivision. Mr. Cugini said when Phase 1 was completed the 18 acres had to be completed as part of Phase 1. Mr. Roberts said the HOA owns it; will the 48 new lots become part of the same HOA? Mr. Cugini said that is correct. Mr. Kennington said that is the clarification that*

# THE LICKING COUNTY PLANNING COMMISSION

## MEETING MINUTES

April 22, 2019

Draft

they are looking for. Mr. Caslae said Jared Knerr (County Engineer) asked them to survey the preserve for his information.

**Vote:** Tim Bubb made a motion to approve this request with conditions as presented and as recommended by the staff. Duane Flowers seconded the motion. A vote was called and the motion passed unanimously.

---

### **PUBLIC COMMENTS**

None

---

### **LCPC COMMENTS**

None

---

### **DIRECTOR'S COMMENTS**

Chris Harkness referred to his Director's Update. Mr. Harkness said this is Jonathan Miller's last meeting. He is moving on to Delaware County. The new job announcement will include the Compliance Planner in the job description. This is Kim's next to the last meeting; her replacement will start on May 6. We are advertising for 2 other positions for LCATS: an intern position and a Technical Study Director.

---

**Rick Black moved to adjourn. Bill Weaver seconded the motion. All were in favor and the meeting adjourned at 9:09 p.m.**

**NEXT MEETING: MONDAY MAY 20, 2019**

Respectfully submitted,

*Kimberly D. Anderson*

I do hereby certify that the minutes are true and correct copy:

---

Chris Harkness, Director



# STAFF REPORT

## Zoning Text Amendment

Application #: 2019-006-Z  
Meeting Date: May 20, 2019  
Prepared By: Angela V. Farley, Planner 1

Newark Township Zoning Commission

Newark

APPLICANT

TOWNSHIP

Text Amendment to Articles 9 and 25.

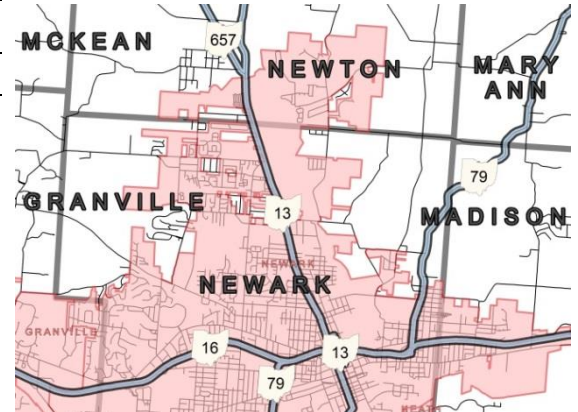
DESCRIPTION

### BRIEF SUMMARY OF REQUEST:

The Newark Township Zoning Commission has submitted a zoning text amendment application to the LCPC for a non-binding recommendation. Said non-binding recommendation request is in accordance with Section 610 Involvement of the Licking County Planning Commission.

The Newark Township Zoning Commission is proposing to amend several sections of their zoning resolution in order to provide clarity in the following areas:

- **Article 9** – To replace the definition of Junk Motor Vehicle and add a section addressing medical marijuana.
- **Article 25** – To allow for the use of swimming pool covers in lieu of a fence or wall.



### ARTICLES TO BE AMENDED

Article 9 - Special Provisions

Article 25 – Swimming Pools

## Staff Recommendation: NON-BINDING RECOMMENDATION OF CONDITIONAL APPROVAL

Staff Recommendation and Basis: To provide the Newark Township Zoning Commission a non-binding recommendation of **APPROVAL WITH CONDITIONS** for the proposed text amendment (2019-006-Z). The condition being that the Newark Township Zoning Commission considers implementing the proposed changes as outlined in the staff report. The basis for this recommendation is that the proposed zoning text amendment will be in conformance with the Newark Township Comprehensive Plan and good planning practices.

### Proposed Zoning Text Amendment

The following is a summary of the proposed text changes:

Current, unchanged text is in black. **Grey Highlighted text is proposed by Newark Township.** ~~Grey, stricken text is proposed to be removed by Newark Township.~~ LCPC comments or recommendations below are noted in *italic text*.

Article #	Proposed Changes and LCPC Comments
9 – Special Provisions	<p><b>Section 9.9 Junk Motor Vehicles</b></p> <p><del>Junk Motor Vehicles: A motor vehicle which is located on private property for more than seventy-two (72) hours and which meets and one of the following criteria:</del></p> <p><del>A. S dismantled, partly dismantled, partly constructed, inoperative or in an abandoned condition.</del></p> <p><del>B. Is extensively damaged; such damage including but not limited to broken windows or windshields, missing wheels, tires, motor, transmission, hood, deck lid, or body parts.</del></p> <p><del>C. Is without visible current valid license or registration.</del></p> <p>Junk Motor Vehicle is defined as one that is:</p> <ol style="list-style-type: none"><li>1. Three model years old or older;</li><li>2. Apparently inoperative; and,</li><li>3. Extensively damaged, including, but not limited to, any of the following:</li><li>4. Missing wheels, tires, engine, or transmission.</li></ol> <p><i>Consider relocating this and other definitions within various sections to Article 3 of the Newark Township Zoning Resolution for consistency. Also consider locating the number 4 criteria as a subsection to number 3 above (i.e. '3-a'). This will ensure it is interpreted in the seemingly correct and intended manner by not making the specific examples of damage listed in number 4 be a requirement to the definition.</i></p> <p>The Newark Township Zoning Inspector may send notice by certified mailing, with return receipt as evidence, to the person having the right to the possession of the property on which a junk motor vehicle is left, that within <del>ten (10)</del> fourteen (14) days of receipt of the notice, the junk motor vehicle either shall be covered by being housed in a garage or other suitable structure, or shall be removed from the property.</p> <p><b>Section 9.10: <del>Enforcement Provisions</del> Medical Marijuana</b></p> <p>Medical marijuana and the cultivation, processing, and retail dispensing of medical marijuana shall be excluded from the definition of "agriculture" for the purposes of the Newark Township Zoning Resolution. Medical marijuana cultivators, processors, and retail dispensaries are expressly prohibited from being</p>



# STAFF REPORT

## Zoning Text Amendment

Application #: 2019-006-Z  
Meeting Date: May 20, 2019  
Prepared By: Angela V. Farley, Planner 1

	<p>located in the unincorporated territory of Newark Township.</p> <p><b><u>Section 9.11: <del>Measurement Procedures</del> Enforcement Provisions</u></b></p> <p><b><u>Section 9.112: Measurement Procedures</u></b></p>
<b>25 – Swimming Pools</b>	<p><b><u>Section 25.1.c1: General Provisions</u></b> <del>Current Text</del> <b>Proposed Text</b> current text that is not proposed to be changed. <b>LCPC Comments and Recommendations, if any.</b></p> <p><b><u>Section 25.1.c2: General Provisions</u></b> In place of a wall or fence as described in Section 25.1.c1, a swimming pool cover, which meets or exceeds American Society of Testing and Materials (ASTM) F1346-91 safety requirements and bearing the Underwriters Laboratory (UL) Mark, may also be used.</p> <p><i>Consider that the use of a cover alone may not prevent an individual from drowning if the cover is not in place when not in use. A fence around the pool creates a vertical barrier, making it harder for an incident to take place as well as establishing a visual obstacle to the entire area for any potential wandering children. We grant that there is always some responsibility on the homeowner no matter what type of barrier is utilized (i.e. ensure cover is used, closing the fence gate, turning up and locking the stairs, etc.), but without a visual and vertical barrier the unwanted attention may be increased to the swimming pool so caution must be exercised. A cover used in conjunction with a fence is a safer option.</i></p> <p><i>For example: What may happen when a backyard pool that is not enclosed by a fence and the users of the pool walk away briefly leaving the pool unattended and uncovered and a toddler wanders over from a neighboring parcel?</i></p> <p><i>Even though the proposed changes to this section mirror Ohio Administrative Code Section 4101:1-31-01, staff recommends that a fence or wall be required in addition to an approved pool cover.</i></p>

### **Licking County Prosecutor's Office:**

The Licking County Prosecutor's Office has reviewed the proposed text amendments and has no concerns.

ZONING - TEXT AMENDMENT

2019-006-Z

Newark Township Zoning Resolution

-Article 9: Special Provisions

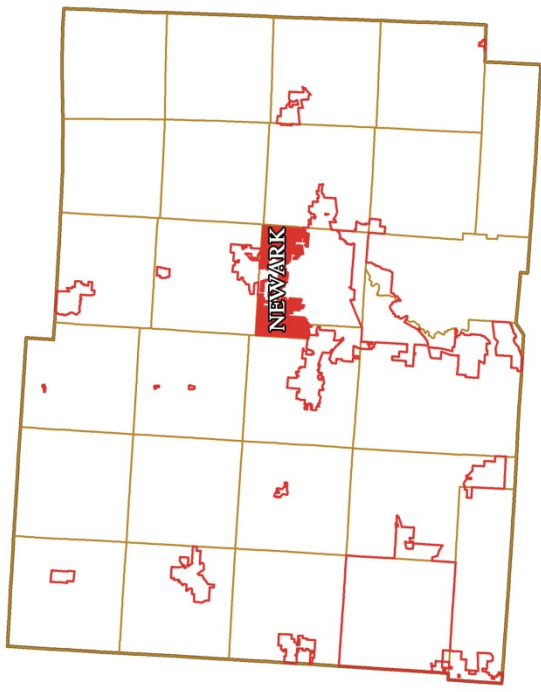
- Junk Motor Vehicles

-Medical Marijuana

-Article 25: Swimming Pools

APPLICANT

Newark Township Zoning Commission





The Newark Township Zoning Commission is proposing to amend several sections of their zoning resolution in order to provide clarity in the following areas:

- **Article 9, Special Provisions**
  - Replace the definition of Junk Motor Vehicle
  - Add a section addressing medical marijuana , prohibiting cultivators, processors, and retail dispensaries from the Township
- **Article 25, Swimming Pools**– To allow for the use of swimming pool covers in lieu of a fence or wall.





# STAFF REPORT

## Variance

Application #: 2019-024-V  
Meeting Date: May 20, 2019  
Prepared By: Jay Fisher, CFM, Planner II

Todd Fyffe

APPLICANT/PROPERTY OWNER

Monroe

TOWNSHIP

Croton

ROAD

A variance request from the 400-foot minimum driveway to driveway spacing for a Major Collector Roadway.

### DESCRIPTION

Section 503; Table 14 Driveway to Intersection Spacing Standards (400-foot driveway spacing for a Major Collector) - *Licking County Subdivision Regulations*

### SECTION / REGULATION

### BRIEF SUMMARY OF REQUEST:

The applicant (Todd Fyffe) owns an existing 7.97 acre parcel on the west side of Croton Road south of the intersection with Woodhaven Road NW, in Monroe Township. The applicant wishes to split the existing parcel nearly in half creating two parcels, each slightly under 4 acres. The applicant is requesting a variance for driveway to driveway spacing for an access location to the proposed parcel.



REGULATIONS	REQUIREMENT	VARIANCE AMOUNT
Licking County Subdivision Regulations	400' Driveway to Driveway Spacing	145 feet +/- to the South

## Staff Recommendation: APPROVAL

**Staff Recommendation and Basis:** To **approve** the requested variance from Section 503; Table 14 Driveway Spacing Standards of the *Licking County Subdivision Regulations*, as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the *Licking County Subdivision Regulations* and meets the standards for a variance.

## PLANNING CONSIDERATIONS

### Background:

The property owner (Todd Fyffe) owns an existing 7.97 acre parcel (Auditor's Parcel # 052-173436-00.000) with approximately 493-feet of frontage along west side of Croton Road NW. The parcel is located south of the intersection of Woodhaven Road NW in Monroe Township.

The property owner is proposing to divide the parcel to create two parcels, with each parcel being almost 4 acres in size. The proposed driveway location for the new parcel fails to meet the driveway to driveway spacing standards for a Major Collector roadway (400-foot spacing minimum) per the *Licking County Subdivision Regulations*. The proposed driveway has been reviewed by the Licking County Engineer's Office and is located where conformity to the *Licking County Subdivision Regulations* is met best.

### Access Type:

The proposed access would be for a single-family residence.

### Classification/Speed/AADT:

- Croton Road NW, Major Collector, 2,316 AADT in 2011.

### Design Standards:

As per Section 503; Table 14 Driveway Spacing Requirements of the *Licking County Subdivision Regulations*, driveways along Major Collector roadways must have a min. driveway to driveway spacing of 400-feet.



### Variance Standards (Section 8.5 Variance Standards of the Licking County Access Management Regulations)

1. The granting of the variation shall be in harmony with the purpose and intent of these Regulations and shall not be considered until every feasible option for meeting access standards is explored.

*The intent of these regulations is to ensure that private access points are chosen that are safe for the property owner and the traveling public. In this situation, adding an access point on Croton Road NW does not appear to create an unsafe situation for the property owner or the traveling public. The proposed location has been reviewed by the Licking County Engineer's Office and*



# STAFF REPORT

## Variance

Application #: 2019-024-V  
Meeting Date: May 20, 2019  
Prepared By: Jay Fisher, CFM, Planner II

*meets or exceeds both the driveway to intersection spacing and sight stopping distance requirements.*

2. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. This shall include proof that:

- a. Indirect or restricted access cannot be obtained;
- b. No engineering or construction solutions can be applied to mitigate the condition;
- c. No alternative access is available from a street with lower functional classification than the primary roadway.

*There is the possibility of indirect or restricted access with the existing driveway to the parcel. This option would be to utilize the existing driveway to the parcel. However, due to the location of the existing structures and fencing, as well as the costs associated with potentially having to build a longer access driveway, establishing indirect access to the proposed parcel, would certainly be a hardship upon the applicant. In this case a reduction in the requirements in order to establish a direct access location to serve a proposed single-family residential site does not appear to be a threat to the safety of the property owner or traveling public.*

*No alternative access options with a lower functional classification are available, as Croton Road is the only means of access to this parcel.*

3. Under no circumstances shall a variance be granted, unless not granting the variance would deny all reasonable access, endanger public health, welfare or safety, or cause an exceptional and undue hardship on the applicant. No variance shall be granted where such hardship is self-created.

*Not granting this variance would not deny all reasonable access to the proposed parcel. However, in order to obtain access, it would require the applicant to establish a shared easement of access with the existing driveway to the current parcel. This could create a cost burden for the applicant to establish a longer driveway to the proposed parcel in question. In addition, as mentioned above, there are some existing accessory structures and fencing that would need to be navigated in order to establish this easement. The proposed access location does meet or exceed the two additional factors that are weighed when it comes to new access locations. These factors are intersection spacing and sight stopping distance. In addition, the driveway spacing provided would meet the criteria for a Minor Collector roadway, which Croton Road could be construed to be more closely*

*aligned with the Minor Collector criteria than the Major Collector. By granting this variance, there does not appear to be an increase to the endangerment of the public health, safety, or welfare.*

4. Emergency access-point drives shall not require a variance from spacing requirements for driveways or roads provided that they are limited to use by emergency equipment only.

N/A

# VARIANCE

2019-024-V

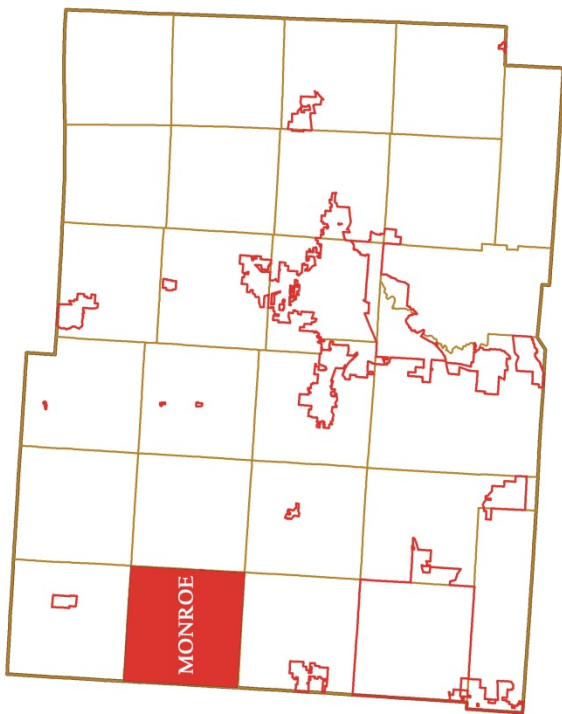
Licking County Subdivision Regulations

-Section 503, Table 14: Congestion Prevention System & Classification Standards

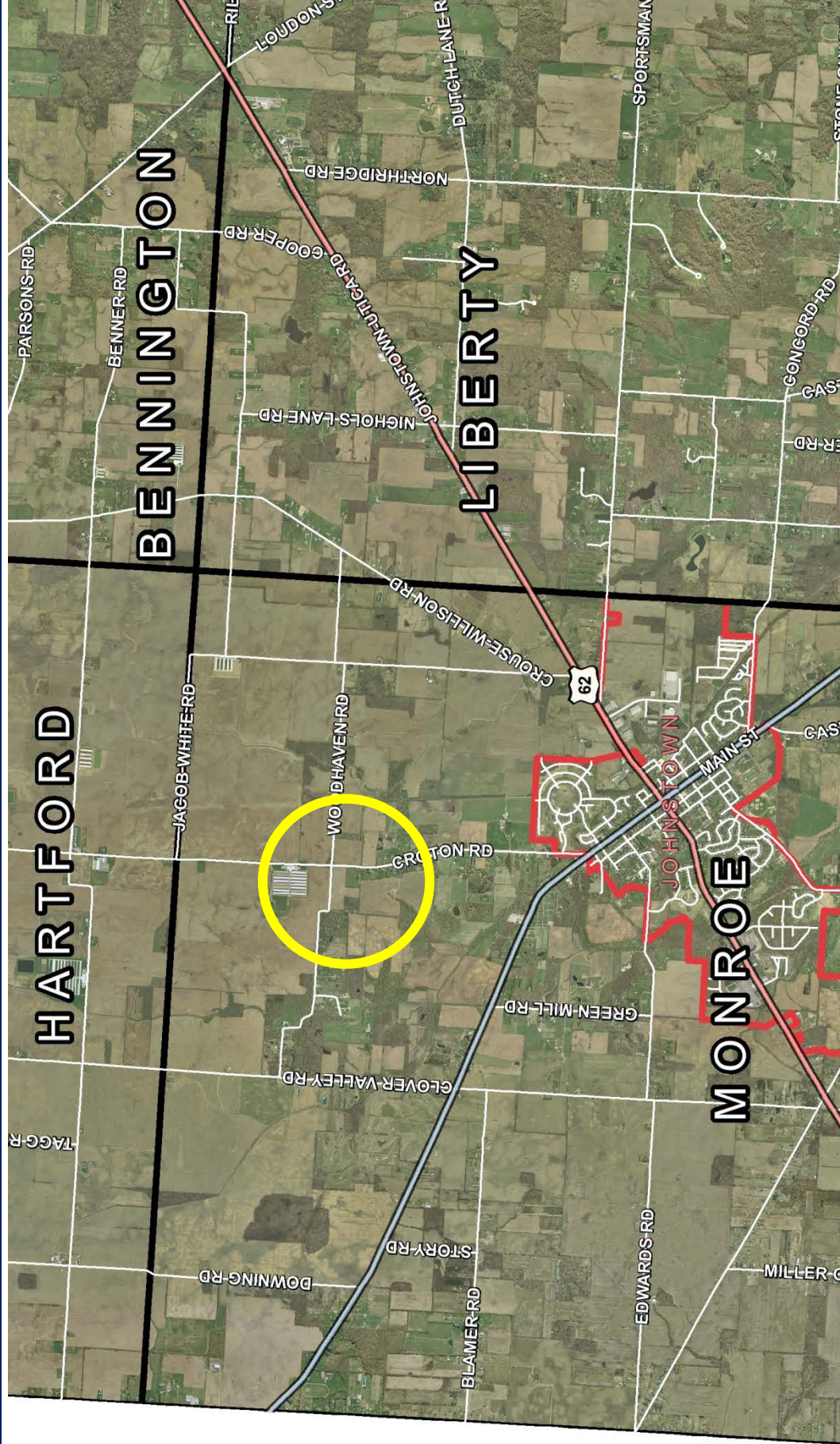
-Section 503.5: Major Collector Roadways  
- 400-Feet, Driveway to Driveway Spacing

# APPLICANT

Todd Fyffe

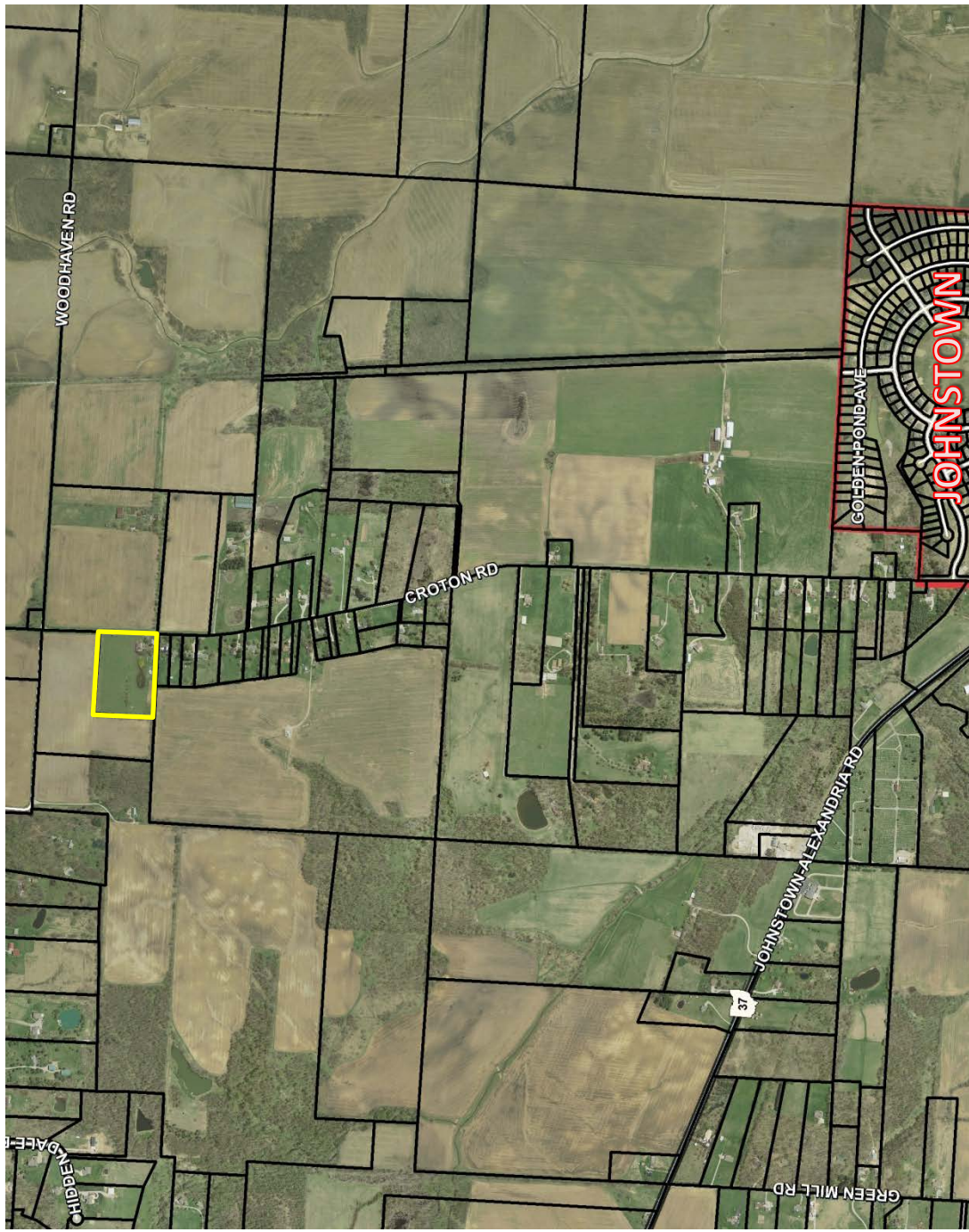








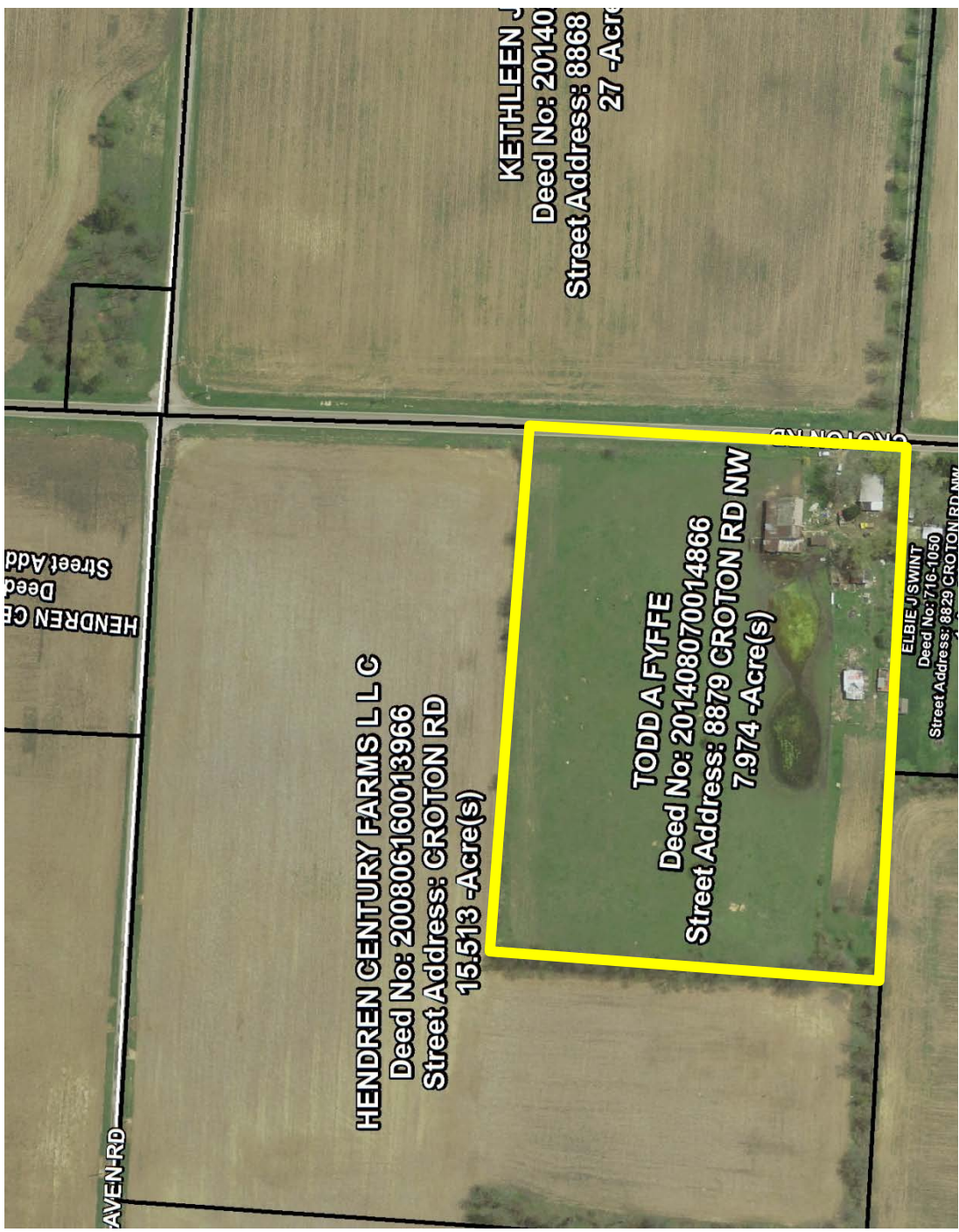
Existing Parcel



AREA MAP



Existing Parcel

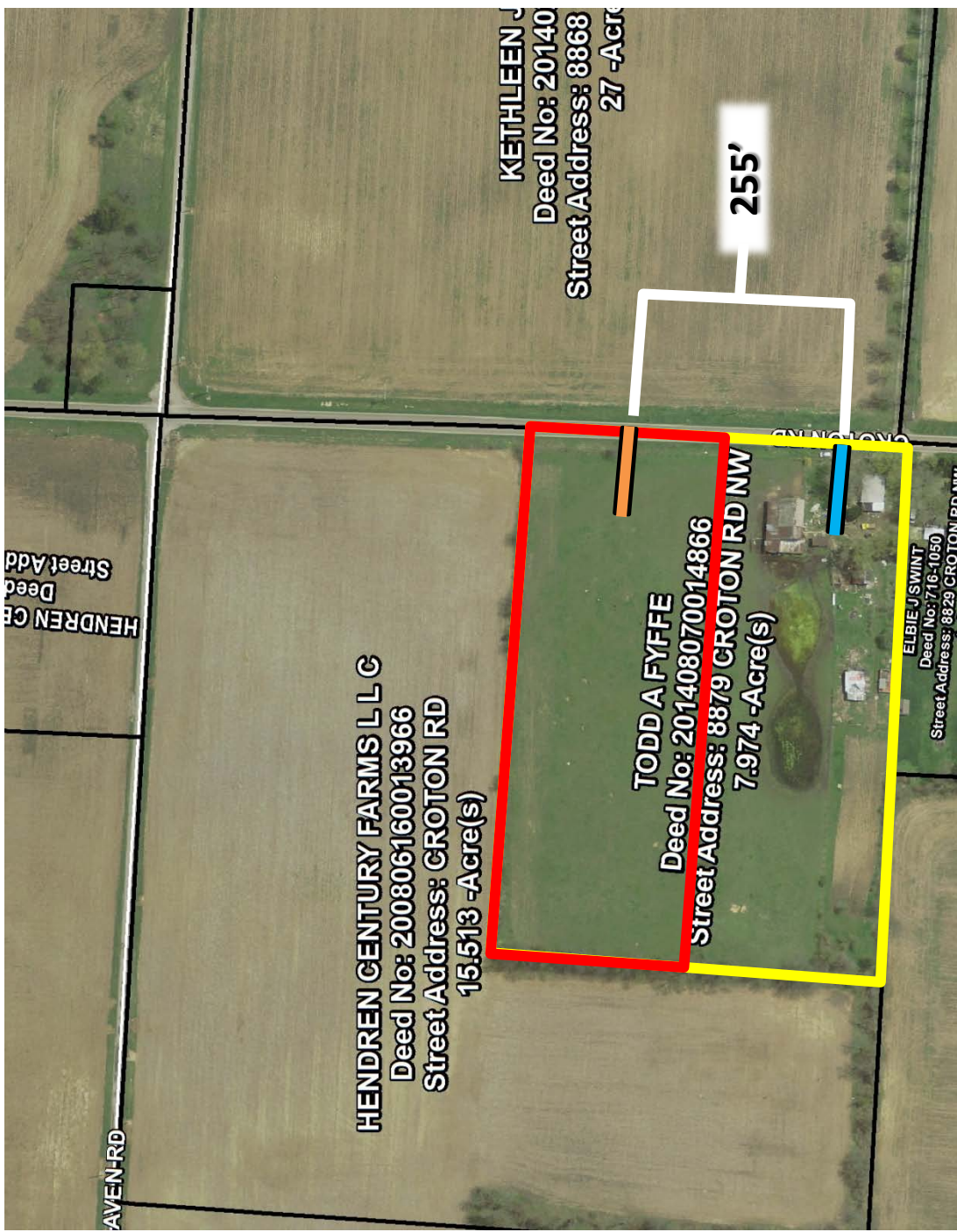






- Existing Parcel
- Proposed Split
- Existing Driveway
- Proposed Driveway

Spacing	Variance
255' - S	145'







LOOKING NORTH ON CROTON ROAD





LOOKING SOUTH ON CROTON ROAD





# STAFF REPORT

## Variance

Application #: 2019-025-V  
Meeting Date: May 20, 2019  
Prepared By: Angela Farley, Planner I

Gary C. Smith

APPLICANT/PROPERTY OWNER

Newton

TOWNSHIP

Martinsburg

ROAD

Variance from driveway to driveway and driveway to intersection spacing on a Minor Collector roadway and locating an access on a higher order roadway.

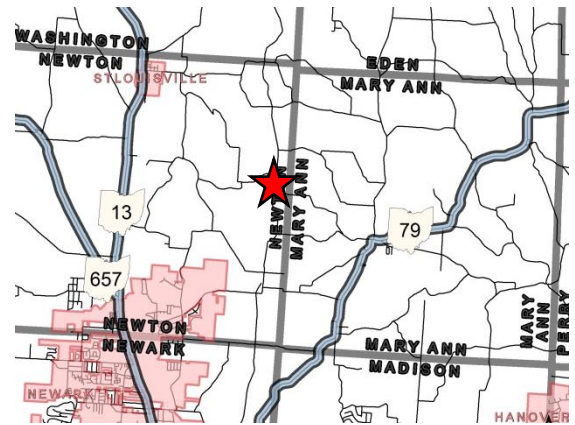
### DESCRIPTION

Section 8.10, Table 14, Driveway Spacing Requirements (250 feet, Minor Collector; 550 feet, Intersection) and Section 8.34 Driveways must be located on the lowest order improved public roadway

### SECTION / REGULATION

### BRIEF SUMMARY OF REQUEST:

The applicant is planning to divide an approx. 22.9 acre parcel from an existing 62.58 acre parcel to construct a single-family residential structure on the subject property. The applicant is requesting a variance from the 250-foot driveway spacing, 550-foot intersection spacing requirement, and Section 8.34 within the Licking County Access Management Regulations, which stipulates that new access points must be from the lowest order road upon which the property has frontage. Approval of this variance will allow for a new driveway to be located on Martinsburg Road, a Minor Collector.



SITE IMPROVEMENTS	ZONING DISTRICT	SIZE OF PARCEL	REQUIREMENT	VARIANCE AMOUNT
			1) 250-foot driveway spacing	1) 105-feet to the north, providing 145-feet to the nearest driveway
None/Field Drive	Agriculture	22.8-acres	2) 550-foot intersection spacing	2) 105-feet to the south; proving 445-feet to the nearest intersection
			3) Locate access on low est order roadway	3) Locating access on Minor Collector instead of Local/ Low er Order

## Staff Recommendation: APPROVAL

Staff Recommendation and Basis: To **approve** the requested variance from Section 8.10, Table 14 (driveway to driveway and driveway to intersection spacing) and Section 8.34 of the Licking County Access Management Regulations to allow for the proposed driveway location on Martinsburg Road as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the Licking County Access Management Regulations and meets the standards for a variance.

## PLANNING CONSIDERATIONS

### Access Type & Use:

The proposed access would accommodate one single family residential dwelling. This parcel is located in Newton Township and is zoned Agriculture. AASHTO Safe Stopping Sight Distance meets or exceeds 550-feet in both directions.

### Classification/Speed/AADT (6/11/2014):

Martinsburg Road; Minor Collector

- South of Catt Road
  - 55 MPH Speed Limit (Unposted)
  - 442 Average Daily Traffic
  - 85<sup>th</sup> percentile speed: 44 mph northbound, 51 mph southbound
- North of Hillcrest Road
  - 55 MPH Speed Limit (Unposted)
  - 40 Average Daily Traffic
  - 85<sup>th</sup> percentile speed: 55 mph northbound, 61 mph southbound

### Adjacent Driveways and Intersections:

The nearest adjacent driveway is 145-feet to the north and is utilized by an existing single-family residence. The nearest intersection is 445-feet to the south, where Catt Road intersects Martinsburg Road. Sight distance in



both directions meets or exceeds the 550-foot requirement for a 55 mph roadway.

### Purpose for Location:

The property has a large amount of road frontage on Catt Road, which is classified as lower order, as per Section 8.34 (2) of the Licking County Access Management Regulations. However, the applicant has



# STAFF REPORT

## Variance

Application #: 2019-025-V  
Meeting Date: May 20, 2019  
Prepared By: Angela Farley, Planner I

noted and the Engineer's office has confirmed that Catt Road is often closed in the winter due to hazardous conditions and they would therefore prefer their driveway to be located on Martinsburg Road.

### Planning Analysis:

The intent of these regulations is to ensure safe access points on collector roadways for the traveling public and those entering and exiting the public roadway. While the property does not meet driveway or intersection requirements, sight distance requirements are met.

Catt Road is a lower order road (unclassified). A majority of the road is dirt and narrow (15'+/1 wide). The only portions that are improved are at each end of the road. The portion of Catt Road that is by far the steepest (21% slope +/- based on county topography) is the western end abutting the parcel in question. Slopes around 21% would again be encountered on site should an access be placed on Catt Road. Furthermore, the sight distance at the intersection of Catt Road and Martinsburg Road is inadequate to the south. The proposed driveway meets sight distance in both directions making it the safer option for access to the parcel.

Martinsburg Road has low average daily traffic (ADT). Additionally, driveway and intersection spacing regulations are meant to prevent congestion and encourage the free-flow of traffic, which is not a concern in this part of Licking County.

### **VARIANCE STANDARDS**

Section 8.5 Variance Standards of the Licking County Access Management Regulations):

1. The granting of the variation shall be in harmony with the purpose and intent of these Regulations and shall not be considered until every feasible option for meeting access standards is explored.

*The proposed variance is in harmony with the intent of the Access Management Regulations. The proposed driveway location, while not meeting driveway or intersection spacing requirements for a minor collector roadway, does meet the AASHTO Safe Stopping Sight Distance requirements in both directions for a 55 MPH roadway. Topographical constraints on Catt Road may create an unsafe situation even if sight distance requirements are met. Additionally, closure of Catt Road in the winter may not make the property as easy to access.*

*The proposed driveway location on Martinsburg Road is situated in a place that provides sufficient distance between the existing driveway and road intersection while meeting sight distance in both*

*directions where there is a low ADT.*

2. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. This shall include proof that:
  - a. Indirect or restricted access cannot be obtained;
  - b. No engineering or construction solutions can be applied to mitigate the condition;
  - c. No alternative access is available from a street with lower functional classification than the primary roadway.

*Indirect access is not likely to be possible from any of the neighboring properties. The applicant has ample road frontage along two roadways. Direct access is possible from Catt Road. Although it may have sufficient sight distance, access from Catt Road could be problematic in the winter.*

*Due to the topography along Catt Road causing issues during inclement weather, no engineering or construction solutions may exist that would allow for access to be located off of Catt Road.*

3. Under no circumstances shall a variance be granted, unless not granting the variance would deny all reasonable access, endanger public health, welfare or safety, or cause an exceptional and undue hardship on the applicant. No variance shall be granted where such hardship is self-created.

*Not granting this variance would not necessarily deny access to the proposed lot for the proposed use. Denial of this variance may require another variance be sought for an access off of Catt Road.*

*Regarding the relocation of the driveway, there is no location along the property's frontage which would not require a variance from either the intersection and driveway spacing requirements (driveway to driveway or driveway to intersection). As driveway and intersection spacing requirements are designed to prevent congestion and promote free-flowing traffic, a scenario which is not a concern in this part of the County, the applicant has chosen to instead promote the safety and well-being of motorists by fulfilling sight distance requirements.*

4. Emergency access-point drives shall not require a variance from spacing requirements for driveways or roads provided that they are limited to use by emergency equipment only.

N/A

# VARIANCE

2019-025-V

Licking County Access Management Regulations

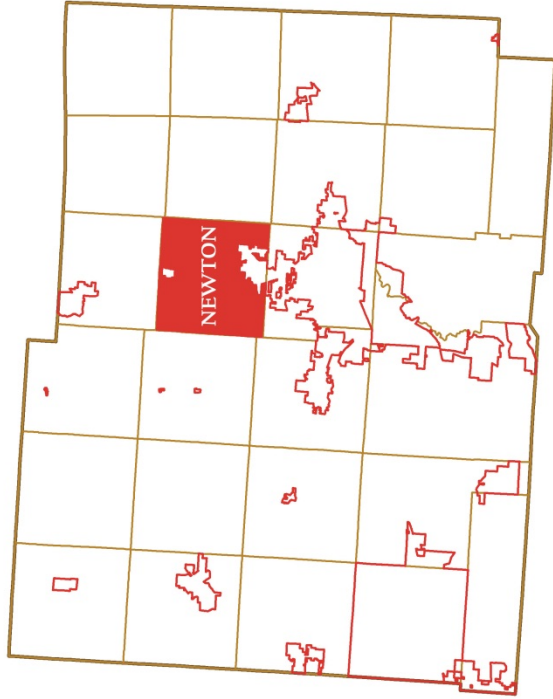
-Section 8.10: Table 14, 250-foot driveway spacing

-Section 8.10: Table 14, 550-foot intersection spacing

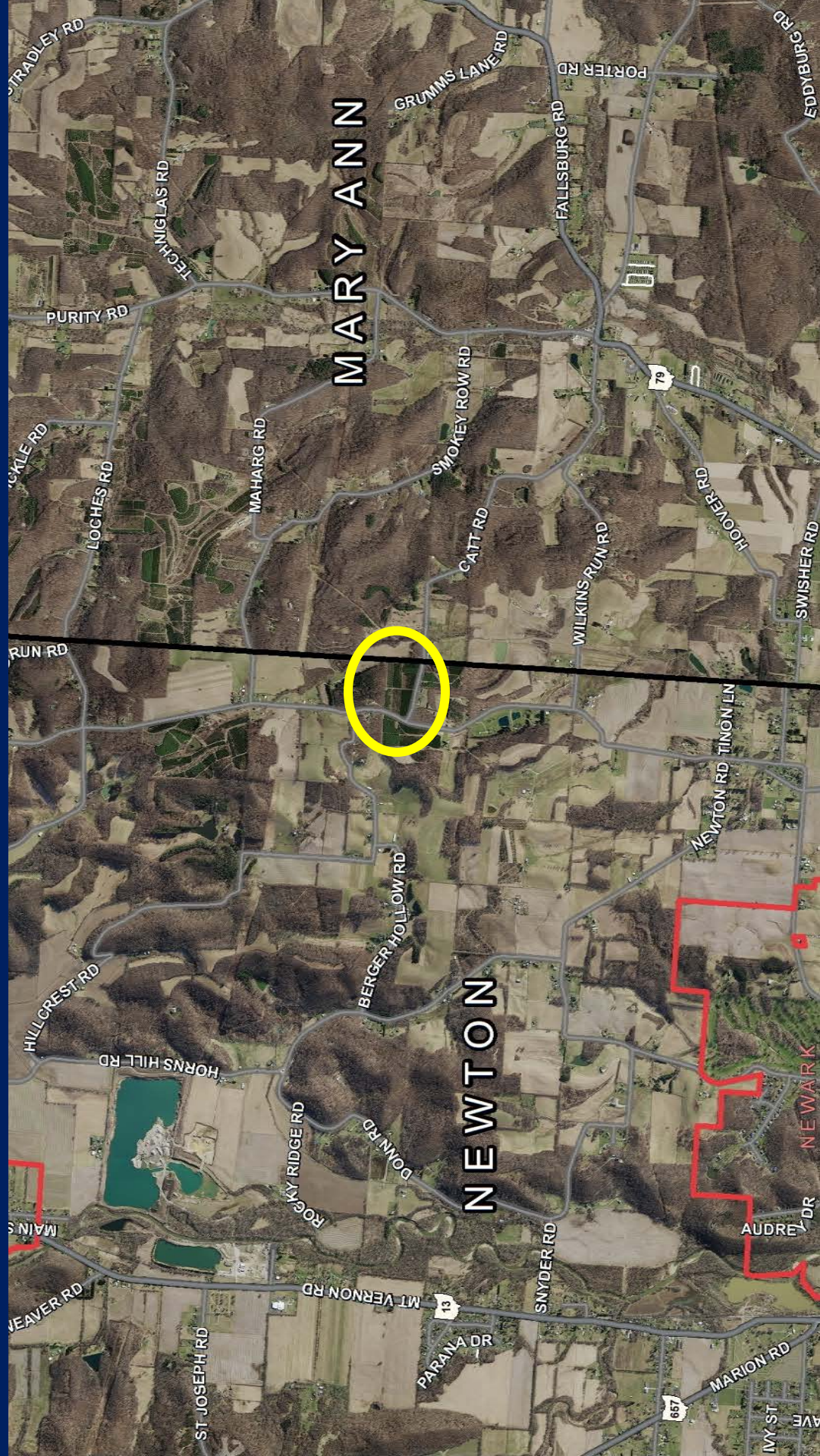
-Section 8.34: Driveways must be located on the lowest order improved public roadway

# APPLICANT

Gary C. Smith

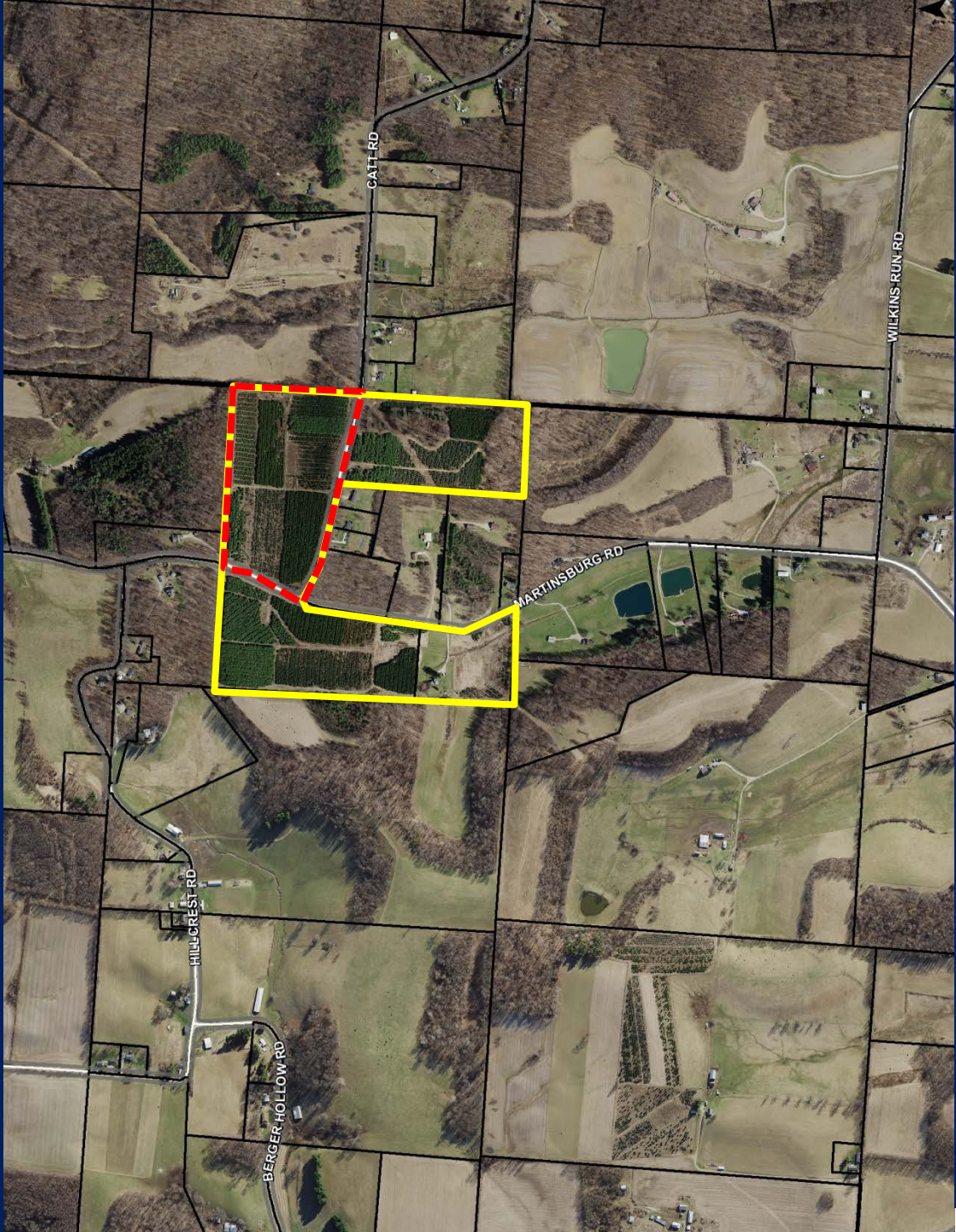








- Existing Parcel
- Proposed Parcel

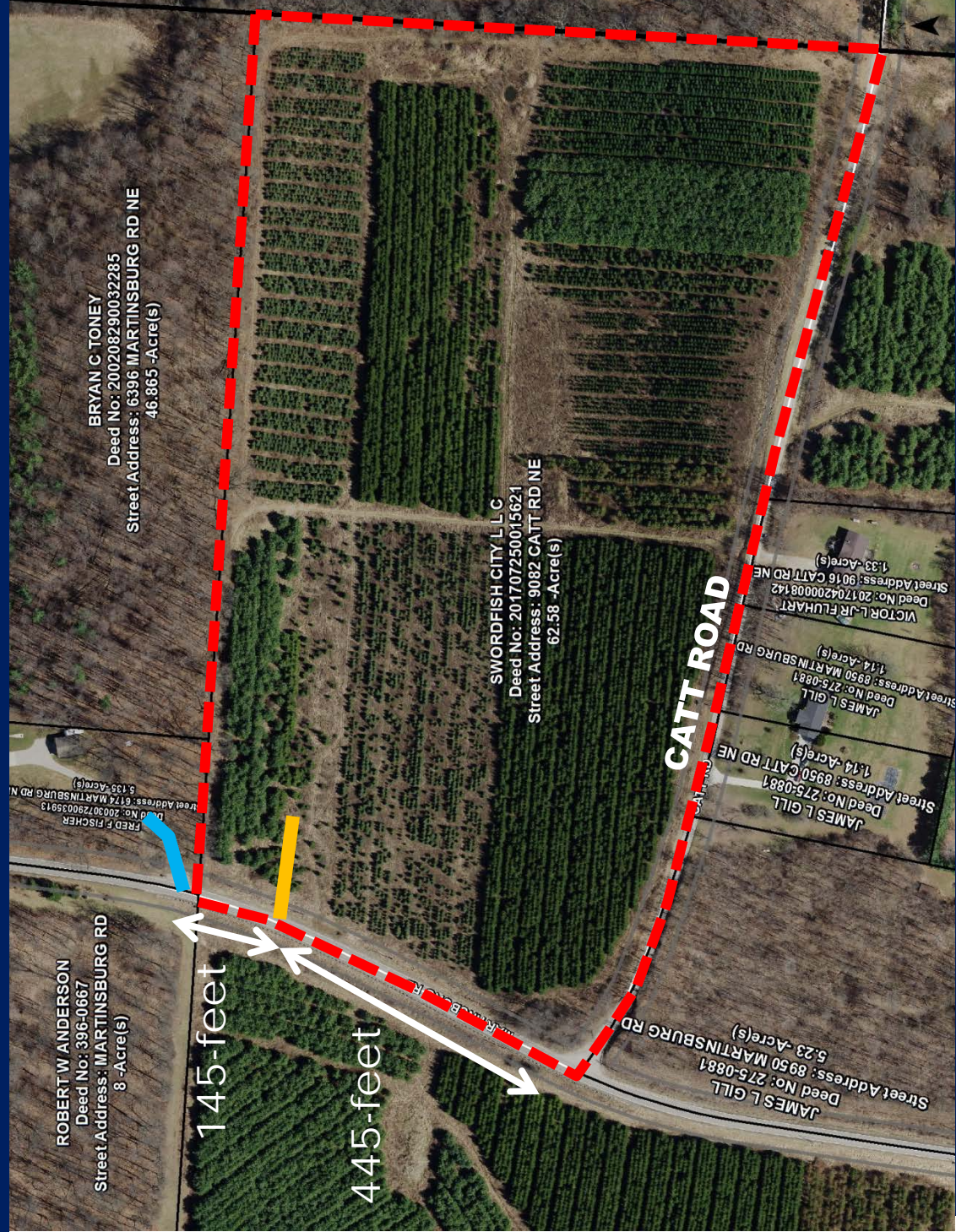


AREA MAP

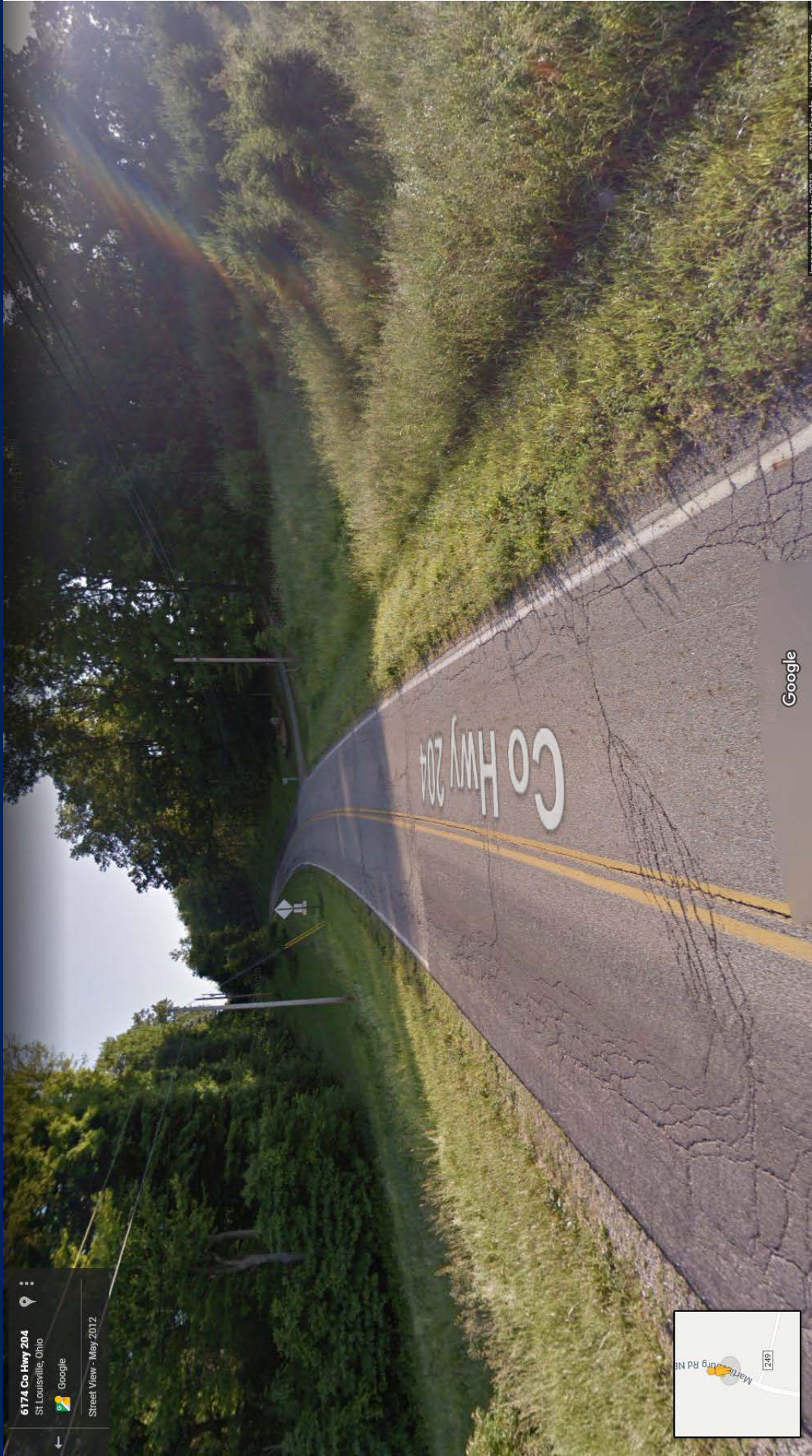




- Proposed Parcel
- Existing Driveway
- Proposed Driveway







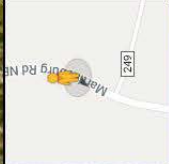
# MARTINSBURG ROAD LOOKING NORTH





6174 Co Hwy 204  
St Louisville, Ohio  
Google

Street View - May 2012



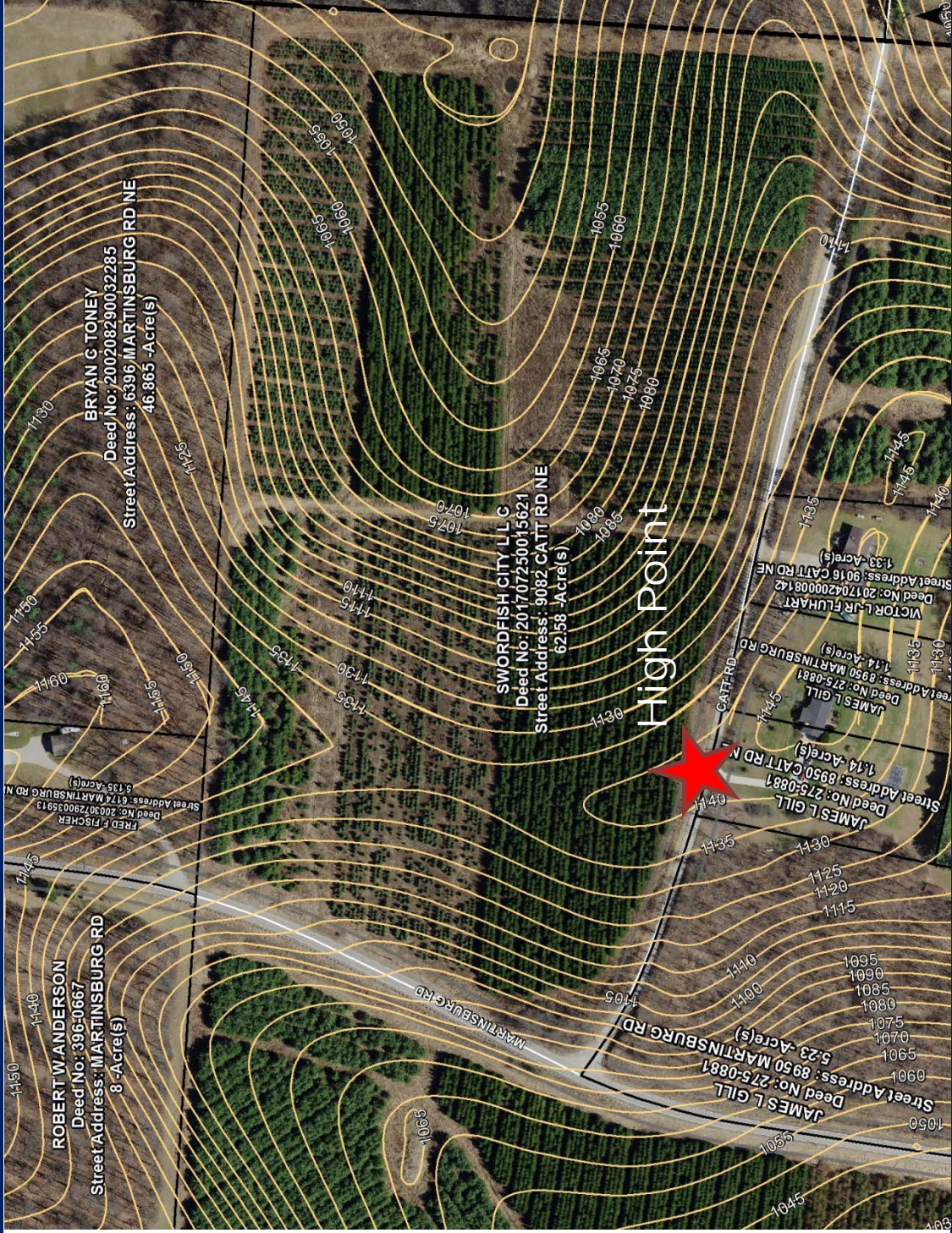
MARTINSBURG ROAD LOOKING SOUTH





ENTRANCE TO CATT ROAD FROM MARTINSBURG ROAD





TOPOGRAPHY ALONG CATT ROAD







CATT ROAD LOOKING WEST TO MARTINSBURG ROAD





CATT ROAD LOOKING WEST TO MARTINSBURG ROAD





CATT ROAD LOOKING SOUTH ON MARTINSBURG ROAD





# STAFF REPORT

## Variance

Application #: 2019-026-V  
Meeting Date: May 20, 2019  
Prepared By: Jay Fisher, CFM, Planner II

Ruth Young

APPLICANT/PROPERTY OWNER

Licking

TOWNSHIP

Dorsey Mill

ROAD

A variance request from the 250-foot minimum driveway to driveway and the 550-foot minimum driveway to intersection spacing for a Minor Collector roadway.

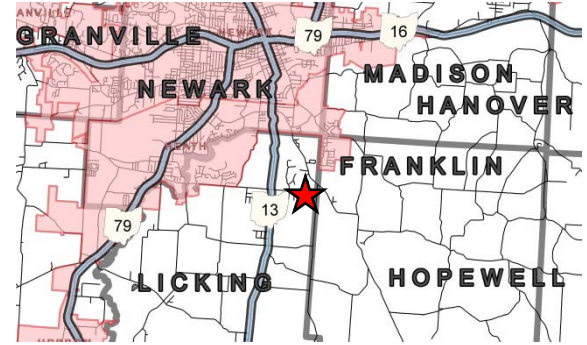
### DESCRIPTION

Section 8.10; Table 14 Driveway to Driveway Spacing Standards (250-foot driveway spacing for a Minor Collector) and Driveway to Intersection Spacing (550-foot spacing for a Minor Collector)  
- *Licking County Subdivision Regulations*

### SECTION / REGULATION

#### BRIEF SUMMARY OF REQUEST:

The applicant (Ruth Young) owns an existing 28.79 acre parcel on the south side of Dorsey Mill Road SE just west of the intersection with Fairmount Road SE, in Licking Township. The applicant wishes to obtain an access point to the parcel which does not currently have an access location. The applicant wishes to build a single-family residential structure on the parcel. The applicant is requesting a variance for driveway to driveway and driveway to intersection spacing.



REGULATIONS	REQUIREMENT	VARIANCE AMOUNT
Licking County Access Management Regulations	250' Driveway to Driveway Spacing 550' Driveway to Intersection Spacing	107 feet +/- to the East 220 feet +/- to the West

### Staff Recommendation: APPROVAL

Staff Recommendation and Basis: To **approve** the requested variance from Section 8.10; Table 14 Driveway Spacing Standards of the *Licking County Access Management Regulations*, as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the *Licking County Access Management Regulations* and meets the standards for a variance.

### PLANNING CONSIDERATIONS

#### Background:

The property owner (Ruth Young) owns an existing 28.79 acre parcel (Auditor's Parcel # 041-119892-00.005) with approximately 837-feet of frontage along the south side of Dorsey Mill Road SE, and approximately 690-feet of frontage along the west side of Fairmount Road SE. The parcel is located west of the intersection of Fairmount Road SE in Licking Township.

The property owner is seeking an access location to the existing parcel, which currently does not have an access point, in order to build a single-family residential structure. In December 2018, Ms. Young's property was split from an original 94.5 acre tract, in which three tracts (including Ms. Young's) were created. The 'original' driveway and home were split and included in one of the other split tracts. At the time of the split and due to the size of the parcel Ms. Young bought, access approval was not required.

The proposed driveway location for the new parcel fails to meet the driveway to driveway spacing standards for a Minor Collector roadway (250-foot spacing minimum), as well as the driveway to intersection spacing standards for a Minor Collector roadway (550-foot spacing minimum) per the *Licking County Access Management Regulations*. The proposed driveway has been reviewed by the Licking County Engineer's Office and has been chosen based upon its location being closest to conforming to the *Licking County Access Management Regulations*.



#### Access Type:

The proposed access would be for a single-family residence.

#### Classification/Speed/AADT:

- Dorsey Mill Road SE**, Minor Collector, **AADT 1,815 (2010)**. Count taken east of SR 13 (approx.. ¼ mile west of variance location)
- Fairmount Road SE**, Minor Collector, **AADT 245 (2014)**. Count taken south of Hupp Road (approx.. 2 ¼ mile south of variance location)



# STAFF REPORT

## Variance

Application #: 2019-026-V  
Meeting Date: May 20, 2019  
Prepared By: Jay Fisher, CFM, Planner II

### Design Standards:

As per Section 8.10; Table 14 Driveway Spacing Requirements of the *Licking County Access Management Regulations*, driveways along Minor Collector roadways must have a minimum driveway to driveway spacing of 250-feet. In addition, within this same section, driveway spacing from a roadway intersection along Minor Collector roadways must have a minimum driveway to intersection spacing of 550-feet.

### Variance Standards (Section 8.5 Variance Standards of the Licking County Access Management Regulations)

1. The granting of the variation shall be in harmony with the purpose and intent of these Regulations and shall not be considered until every feasible option for meeting access standards is explored.

*The intent of these regulations is to ensure that private access points are chosen that are safe for the property owner and the traveling public. In this situation, adding an access point on Dorsey Mill Road SE does not appear to create an unsafe situation for the property owner or the traveling public. The proposed location has been reviewed by the Licking County Engineer's Office and meets or exceeds sight stopping distance requirements in both directions. The location chosen, best meets the requirements of the Licking County Access Management Regulations.*

2. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. This shall include proof that:

- a. Indirect or restricted access cannot be obtained;
- b. No engineering or construction solutions can be applied to mitigate the condition;
- c. No alternative access is available from a street with lower functional classification than the primary roadway.

*Neither indirect nor restricted access can be obtained in this case. This is an existing parcel without an approved and established access. The applicant is wishing to establish this access with this variance.*

*This parcel has frontage along two different roadways (Dorsey Mill Road and Fairmount Road). Both of these roadways are considered to be Minor Collector roadways, and thus the driveway location is not dictated by a roadway with a lower functional classification. Due to the location of the proposed residential structure and topographical issues along Fairmount Road, the applicant wishes to establish*

*access along Dorsey Mill Road.*

3. Under no circumstances shall a variance be granted, unless not granting the variance would deny all reasonable access, endanger public health, welfare or safety, or cause an exceptional and undue hardship on the applicant. No variance shall be granted where such hardship is self-created.

*Not granting this variance would deny all reasonable access to the proposed parcel. The location has been chosen on Dorsey Mill Road due to topographical issues along Fairmount Road and the location of the applicant's proposed home. Sight stopping distance is greatly reduced as you move along Dorsey Mill Road to the west, towards Overdrive Road. Locating the proposed driveway directly across from Overdrive Road would enable the best spacing circumstance. However, the safety of the traveling public as well as the property owner would both be endangered in this situation, due to the poor sight distance eastward from that location. In contrast, the proposed access location sits at the top of a small crest on Dorsey Mill Road and provides good sight visibility in both directions.*

*While this variance request could be viewed as a self-created hardship by going through the lot split process and not having an established access point, the size of the parcel exempted it from complying with Licking County Subdivision Regulations, which the Minor Land Division Process is a part of. This did not however exempt it from Licking County Access Management Regulations, and thus is why the variance is now before the LCPC Board for consideration. If this parcel was less than 20 acres in size, a variance is likely to still have been needed, the only difference is, the variance request would have come before the LCPC Board prior to lot split approval.*

*Given the fact that the sight stopping distance is met in both directions, the staff feels that this variance request is in harmony with the purpose and intent of the Licking County Access Management Regulations, and does not appear to create an unsafe situation for the property owner or the traveling public.*

4. Emergency access-point drives shall not require a variance from spacing requirements for driveways or roads provided that they are limited to use by emergency equipment only.

N/A

# VARIANCE

2019-026-V

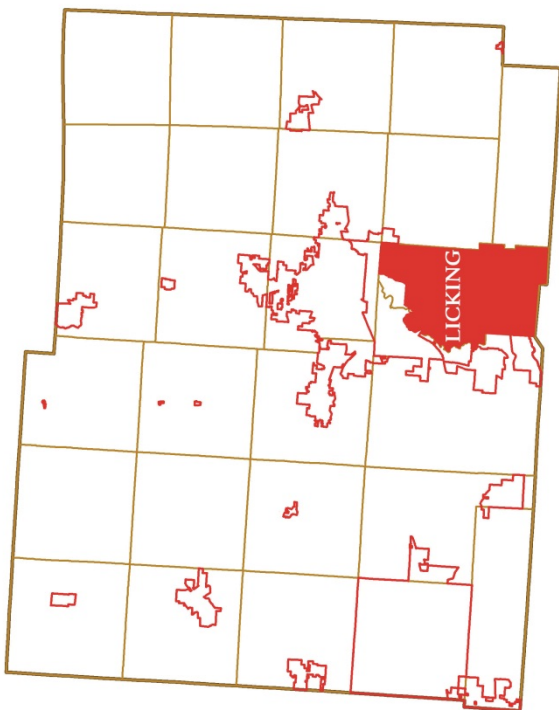
Licking County Access Management Regulations

-Section 8.10: Table 14, 250-foot driveway spacing

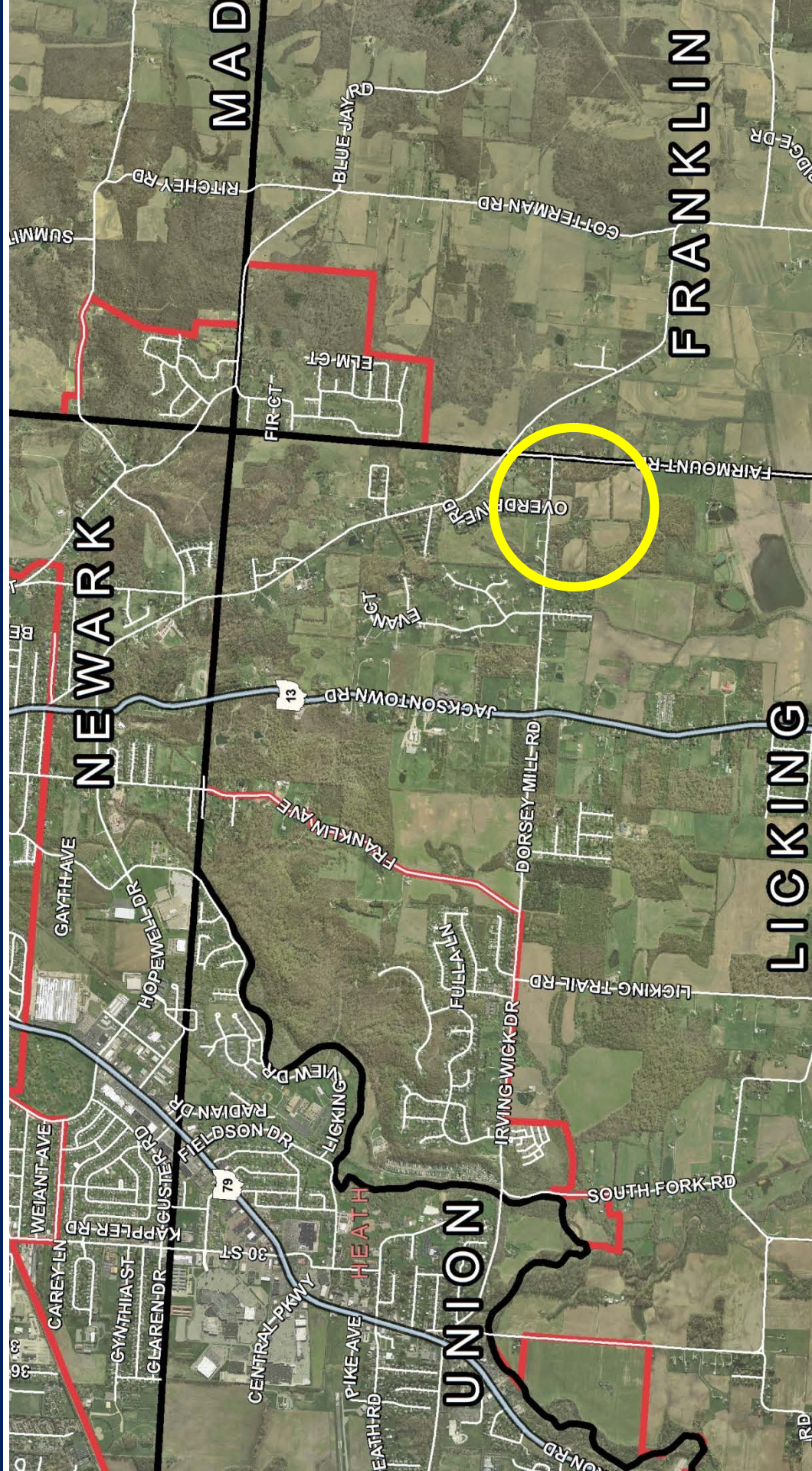
-Section 8.10: Table 14, 550-foot intersection spacing

# APPLICANT

Ruth Young









Existing Parcel



AREA MAP



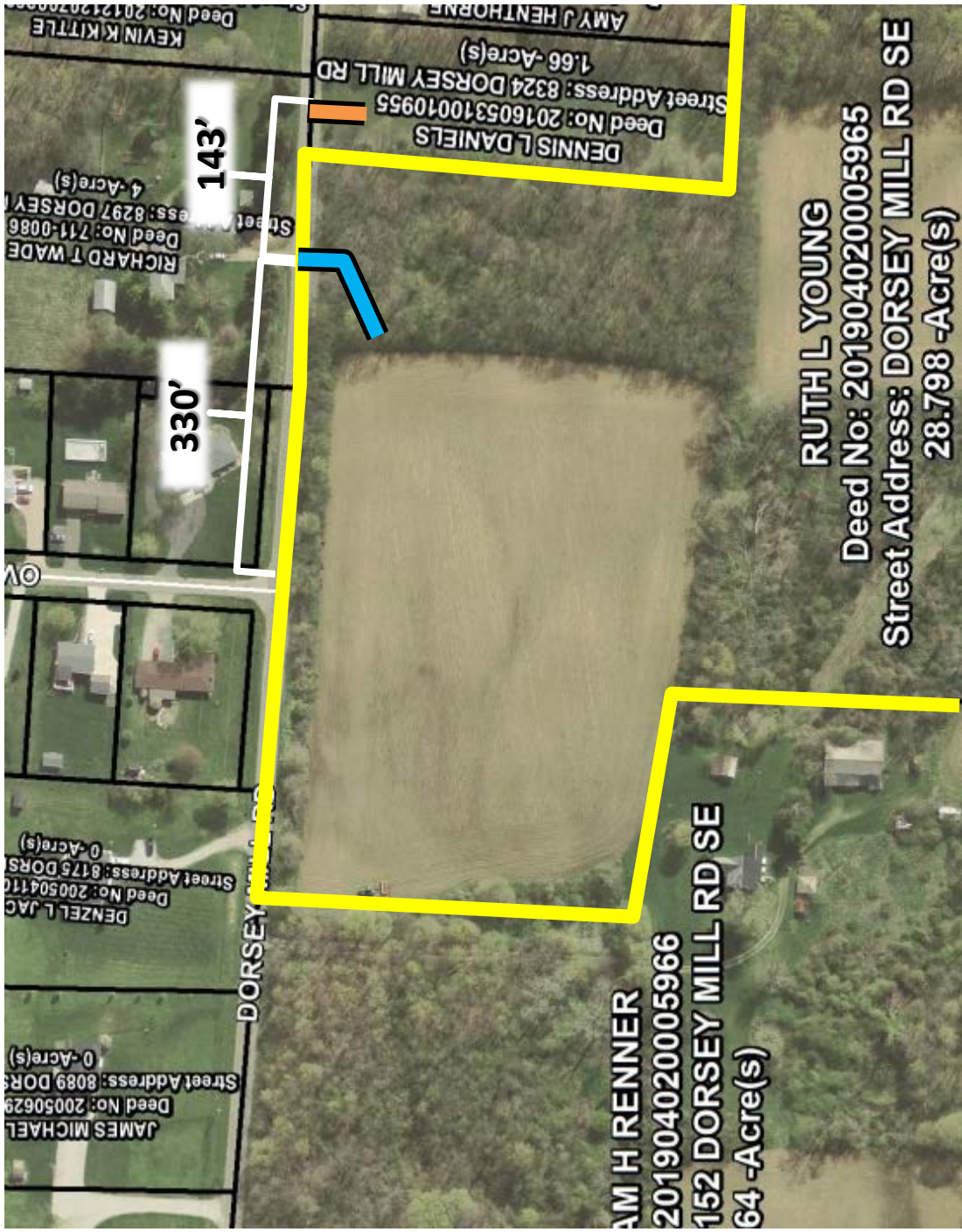






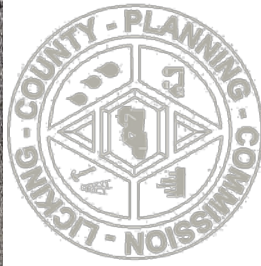
- Existing Parcel
- Proposed Driveway
- Existing Driveway

Spacing	Variance
143' - E	107'
Intersection Spacing	
330' - W	220'



SITE MAP





LOOKING EAST ON DORSEY MILL ROAD





LOOKING WEST ON DORSEY MILL ROAD





# STAFF REPORT

## Variance

Application #: 2019-028-V  
Meeting Date: May 20, 2019  
Prepared By: Jay Fisher, CFM, Planner II

John Brooks C/o Larry Shafer

APPLICANT/PROPERTY OWNER

St. Albans

TOWNSHIP

Northridge

ROAD

A variance request from the 400-foot minimum driveway to driveway spacing for a Major Collector Roadway.

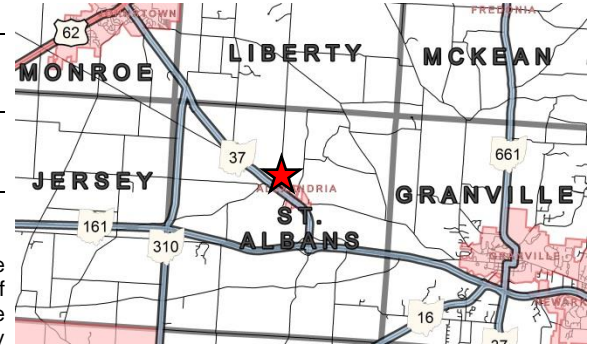
### DESCRIPTION

Section 503; Table 14 Driveway to Driveway Spacing Requirements (400-foot driveway spacing for a Major Collector at 55 mph) - *Licking County Subdivision Regulations*

### SECTION / REGULATION

### BRIEF SUMMARY OF REQUEST:

The applicant (John Brooks) owns an existing 22.37 acre parcel on the west side of Northridge Road in St. Albans Township. This property is next to the TJ Evans Trail, north of the Village of Alexandria. The applicant wishes to split the existing parcel to create two additional 3.00 acre parcels with a 16+ acre remainder. The applicant is requesting a variance for driveway to driveway spacing for a shared easement of access location to the proposed parcels.



### REGULATIONS

### REQUIREMENT

### VARIANCE AMOUNT

Licking County Subdivision Regulations

400' Driveway to Driveway Spacing

318 feet +/- to the South (82' provided)

## Staff Recommendation: APPROVAL

Staff Recommendation and Basis: To **approve** the requested variance from Section 503; Table 14 Driveway Spacing Standards of the *Licking County Subdivision Regulations*, as described in the staff report. This recommendation is based upon staff's opinion that the proposed variance upholds the purpose and intent of the *Licking County Subdivision Regulations* and meets the standards for a variance.

## PLANNING CONSIDERATIONS

### Background:

The property owner (John Brooks) owns an existing 22.37 acre parcel (Auditor's Parcel # 066-317580-00.006) with approximately 785-feet of frontage along west side of Northridge Road in St. Albans Township. The property is next to the TJ Evans Trail, north of the Village of Alexandria.

The applicant wishes to split their existing parcel in order to create two (2) additional 3.000 acre parcels, with a 16+ acre remainder. The applicant is requesting to convert an existing field driveway location into a residential driveway. This location will be used as a shared easement of access between the three (3) proposed parcels, and potentially one additional existing parcel. The existing field driveway location fails to meet the driveway to driveway spacing standards for a Major Collector roadway (400-foot spacing minimum) per the *Licking County Subdivision Regulations*. The proposed driveway has been reviewed by the Licking County Engineer's Office and is located where conformity to the *Licking County Subdivision Regulations* is met best.

Within the justification letter submitted with the application, it is stated that the Brooks property lies significantly higher than Northridge Road with a drainage swale between the property and the road. Thus the applicant wishes to convert the existing farm access to residential, which is located at the proposed location at the southern end of the property where the topography is more level.

The applicant has received approval from St. Albans



Township that the proposed lot split meets the Township Zoning Requirements.

### Access Type:

The proposed access would be for the remainder 16+ acres and two 3.00 acre lots to be used for single-family residences, and potentially one additional existing 3 acre parcel (Tract 1).

### Classification/Speed/AADT:

- Northridge Road, Major Collector, 1,990 AADT in 2014.



# STAFF REPORT

## Variance

Application #: 2019-028-V  
Meeting Date: May 20, 2019  
Prepared By: Jay Fisher, CFM, Planner II

### Design Standards:

As per Section 503; Table 14 Driveway Spacing Requirements of the *Licking County Subdivision Regulations*, driveways along Major Collector roadways must have a minimum driveway to driveway spacing of 400-feet.

### Variance Standards (Section 8.5 Variance Standards of the Licking County Access Management Regulations)

1. The granting of the variation shall be in harmony with the purpose and intent of these Regulations and shall not be considered until every feasible option for meeting access standards is explored.

*The intent of these regulations is to ensure that private access points are chosen that are safe for the property owner and the traveling public. The driveway spacing variance being considered is a minor consideration for safety especially given the fact that there are a handful of driveways both north and south of this property that do not meet the current requirement of 400-feet of driveway to driveway spacing. By proposing a shared access location, the applicant is reducing the number of direct access locations along Northridge Road, while still accomplishing their goal of the proposed lot creations on their parcel of land. In this situation, adding an access point on Northridge Road does not appear to create an unsafe situation for the property owner or the traveling public. The proposed location has been reviewed by the Licking County Engineer's Office and meets or exceeds both the driveway to intersection spacing and sight stopping distance requirements. The TJ Evans bike path is immediately south of the proposed driveway entrance. However, the proposed driveway location and the location of the bike path do not appear to be in conflict with one another. There is signage in both directions notifying motorists of the approaching path crossing.*

2. Applicants for a variance from these standards must provide proof of unique or special conditions that make strict application of the provisions impractical. This shall include proof that:

- a. Indirect or restricted access cannot be obtained;
- b. No engineering or construction solutions can be applied to mitigate the condition;
- c. No alternative access is available from a street with lower functional classification than the primary roadway.

*The applicant is attempting to reduce the number of direct access points along Northridge Road (Major Collector) by establishing the proposed shared access point. By being a Major Collector, Northridge Road already has limitations to direct access points and the proposed location helps to support this restriction. No alternative access*

*options with a lower functional classification are available, as Northridge Road is the only means of access to this parcel.*

3. Under no circumstances shall a variance be granted, unless not granting the variance would deny all reasonable access, endanger public health, welfare or safety, or cause an exceptional and undue hardship on the applicant. No variance shall be granted where such hardship is self-created.

*Not granting this variance would not deny all reasonable access to the existing parcel. However, it would limit the property owner's ability to divide the parcel and create additional building sites to the extent that has been proposed to the planning staff. While this hardship can be viewed as self-created, the applicant is limiting additional direct access points (two additional) from being established in this area of Northridge Road, where there is enough frontage to meet Township requirements for minor land divisions.*

4. Emergency access-point drives shall not require a variance from spacing requirements for driveways or roads provided that they are limited to use by emergency equipment only.

N/A



# VARIANCE

2019-028-V

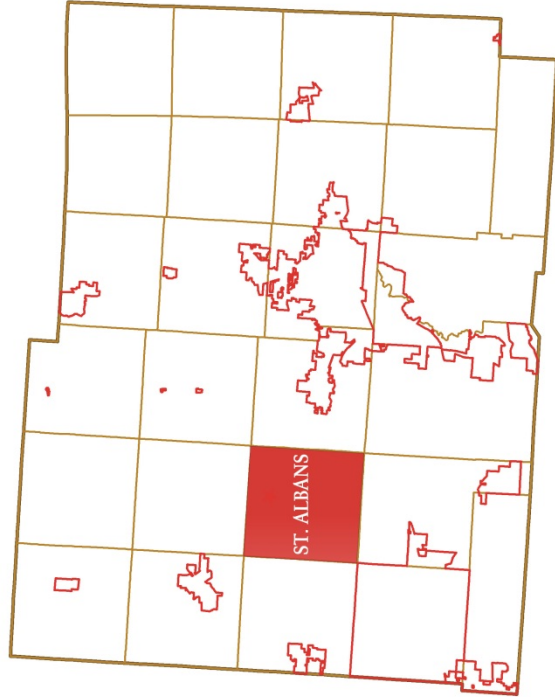
Licking County Subdivision Regulations

-Section 503, Table 14: Congestion Prevention System & Classification Standards

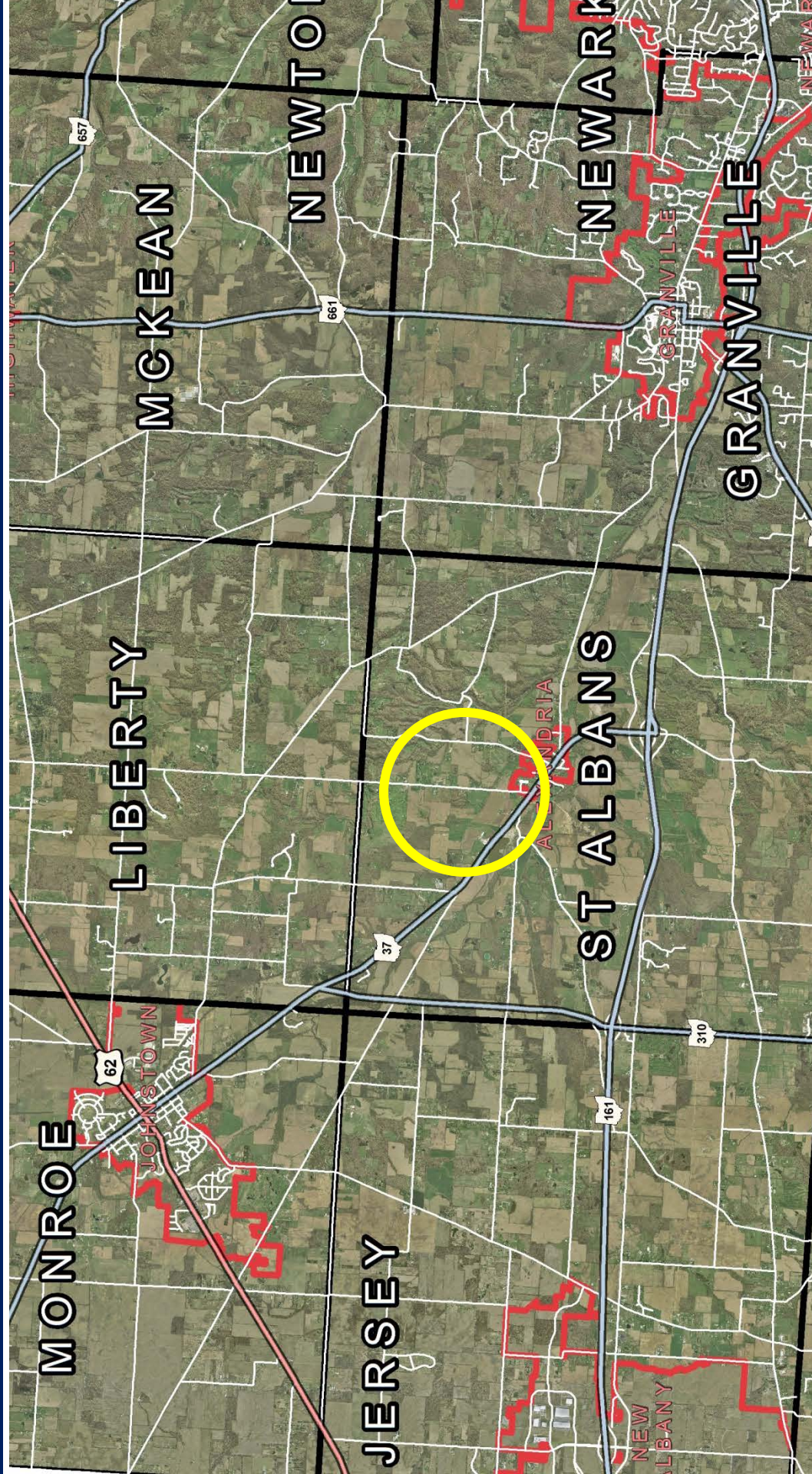
-Section 503.5: Major Collector Roadways  
- 400-Feet, Driveway to Driveway Spacing

# APPLICANT

John Brooks  
C/o Larry Shafer

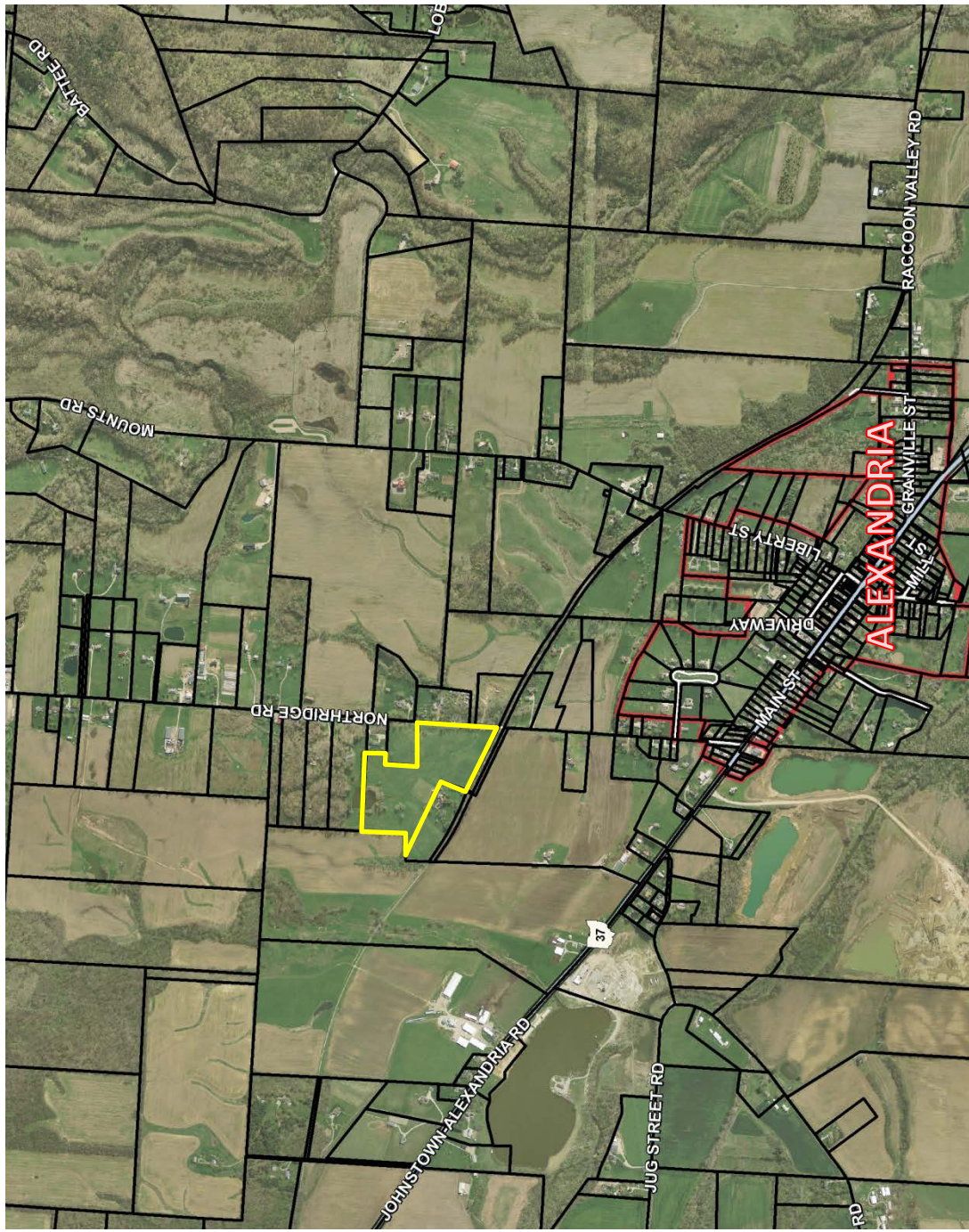






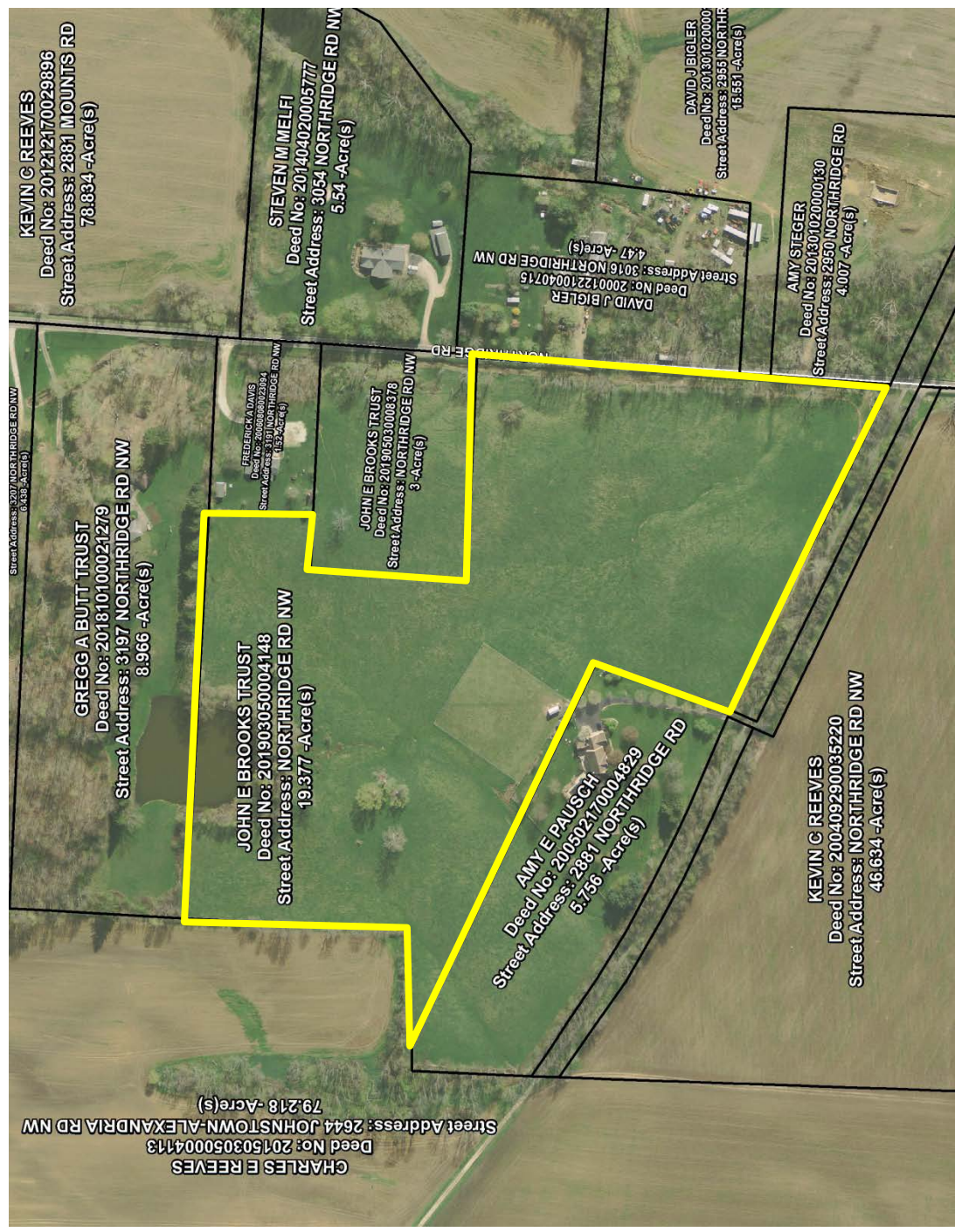


Existing Parcel



AREA MAP









- Existing Parcel
- Tract 2
- Tract 3







Existing Parcel

Tract 2

Tract 3

Existing Driveway

Proposed Easement

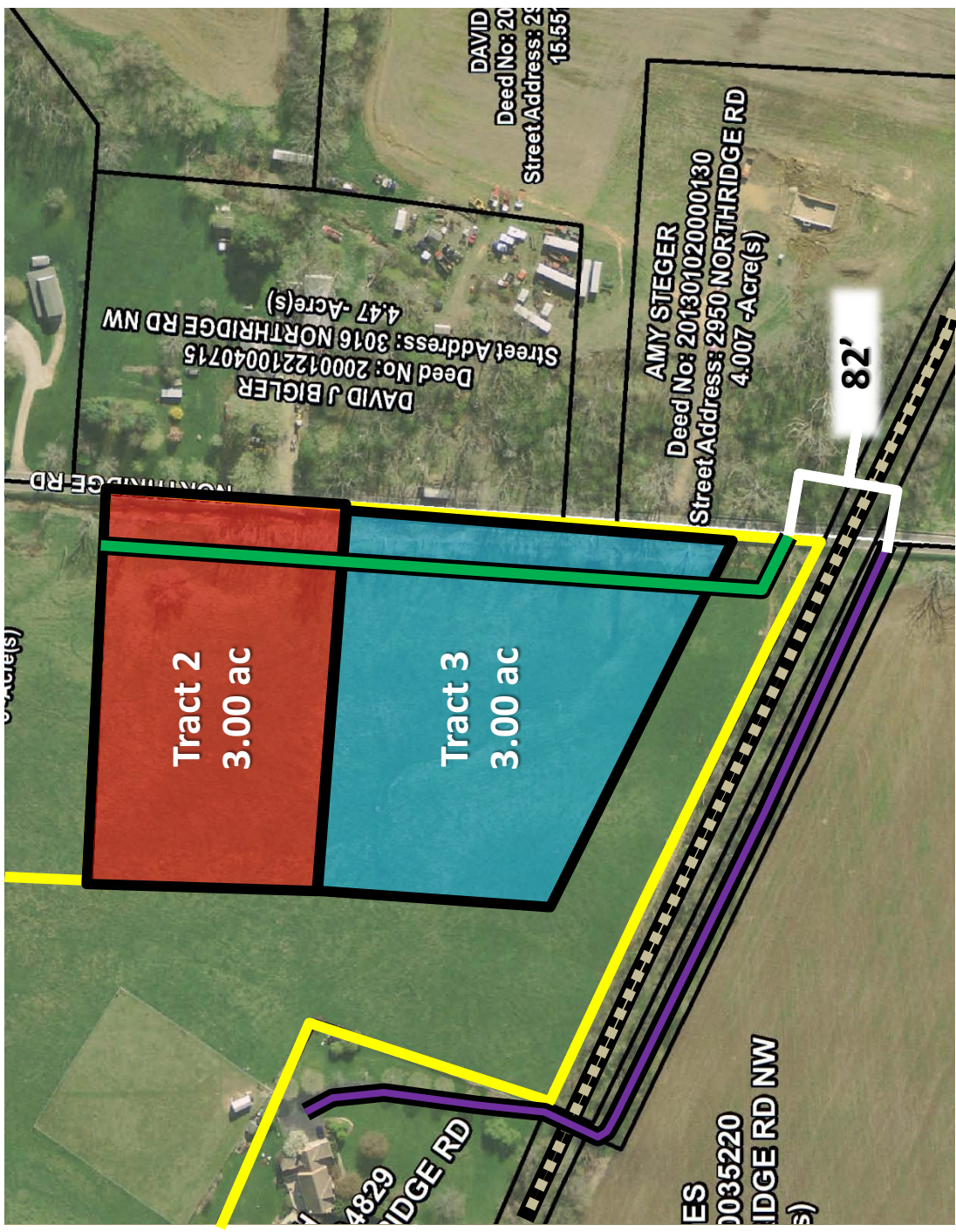
Bike Path

Spacing

Variance

82' - S

318'







LOOKING NORTH ON NORTHRIDGE ROAD





LOOKING SOUTH ON NORTHRIDGE ROAD





# STAFF REPORT

## Preliminary Plan

Application #: 2018-003-SDP Modification  
Meeting Date: May 20, 2019  
Prepared By: Brad Mercer, Planning Manager

Westport Homes, c/o Terry Andrews

APPLICANT/PROPERTY OWNER

Harrison

TOWNSHIP

SR 16

ROAD

Modification of the Preliminary Plan – Ellington Village Sections 5 through 10

DESCRIPTION

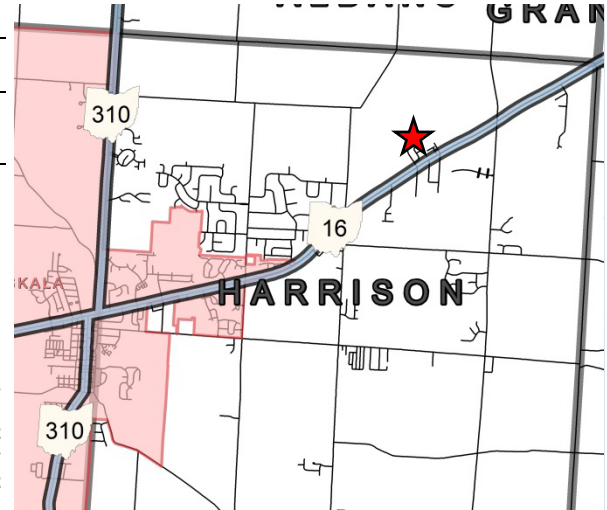
Section 302.4: Preliminary Plan - Licking County Subdivision Regulations

SECTION / REGULATION

### BRIEF SUMMARY OF REQUEST:

Westport Homes is requesting approval of a modification to the preliminary plan application for Ellington Village, Sections 5 through 10. Said proposed development will consist of 235 single-family residential lots. According to the Harrison Township Zoning Map, the parcel being developed is zoned Planned Unit Development (PUD) and is subject to the Planned Unit Development District regulations in the *Harrison Township Zoning Resolution*.

The modification includes the conversion of Avery Place from a cul-de-sac road to a through –road. Avery Place will now connect between Ephriam Drive and Natalie Lane. The developer is proposing to remove a stormwater retention basin at the northwest quadrant of the development. The developer's design engineer stated that the stormwater report for the development showed that they had excess capacity and the basin is not required. Additionally, the developer is modifying the phasing and number of lots in each phase. Finally, the remainder of the changes address the LCPC prior conditions of approval.



ZONING DISTRICT	SIZE OF LOTS	NUMBER OF LOTS	PHASING	SUBDIVISION TIMELINE
Planned Unit Development District (PUD)	Average 70' x 152' (.23-acre)	235	7	<ul style="list-style-type: none"> <li>October 5, 2018 – Preliminary Plan Application submitted.</li> <li>October 18, 2018 – Licking County Technical Review Committee Meeting</li> <li>October 30, 2018 – Meeting with the developer to discuss collector roadway requirement.</li> <li>January 11, 2019 – Revised Preliminary Plan Submitted</li> <li>January 28, 2019 – The Preliminary Plan was conditionally approved by the LCPC Board.</li> <li>April 19, 2019 – Watcon Engineering submitted a modified Preliminary Plan Application to the LCPC.</li> <li>May 6, 2019 – The Harrison Township Board of Trustees approved a modification to the Final Development Plan for the Ellington Village Planned Unit Development.</li> </ul>

### Staff Recommendation: APPROVAL WITH CONDITIONS

Staff Recommendation and Basis: To **approve with conditions** the Preliminary Plan of Ellington Village, Section 5 through 10 subdivision, as described in the staff report. The conditions of approval include the following:

1. All comments from the Licking County Technical Review Committee members, including the LCPC staff are adequately addressed.
2. The LCPC staff shall receive a written (email or letter) correspondence from each of the TRC member agencies as identified under "Other Agency Approvals" herein that their comments are addressed and the preliminary plan is in compliance with the regulations they administer or assist in administering.
3. All of the conditions of approval from January 28, 2019, LCPC Board action on the Preliminary Plan for Ellington Village Section 5 to 10 shall be completed, complied with, and approved.
4. A written correspondence (email or letter) from the City of Pataskala United States Post Office Postmaster stating the location of the cluster mailboxes on the Preliminary Plan complies with the USPS regulations and are approved, shall be provided to the LCPC staff.

The conditions herein shall be addressed prior to the LCPC Director signing the Preliminary Plan giving the final approval. This recommendation is based upon staff's opinion that the proposed Preliminary Plan upon complying with the conditions of approval, will conform to the requirements of the *Licking County Subdivision Regulations*.

### PLANNING CONSIDERATIONS

#### Background Information

- Existing Parcel Information:
  - Licking County Auditor parcel numbers = 025-068070-00.001 and 024-067074-00.000.
  - Current deed instrument number = 201811140024072.
  - Current Owner = D.R. Horton – Indiana, LLC.
- Current acreage of the parent parcels of which a portion is to be platted =
  - Parcel Number 025-068070-00.001 = Approximately 78 acres
  - Parcel Number 024-067074-00.000 = Approximately 55 acres
  - Total Acreage = 134.66 acres (Identified on the Preliminary Plan)
- Previously Ellington Village phases 1, 2, 3 part 1,



# STAFF REPORT

## Preliminary Plan

Application #: 2018-003-SDP Modification  
Meeting Date: May 20, 2019  
Prepared By: Brad Mercer, Planning Manager

- 3 part 2, and 4 have been platted. A total of 160 lots will have been platted in phases 1 through 4.
- The preliminary plan calls for 131.0 acres for single-family and 3.66 acres for commercial acreage (*which will front along both Ephriam Drive Southwest and Columbus Road (S.R. 16)*).
  - Phases 5 through 10 will have 235 single-family lots, one commercial lot, and will be providing 56.5 acres of open space.

PHASING	
Section 5	38 Lots
Section 6	37 Lots
Section 7 pt. 1	12 Lots
Section 7 pt. 2	26 Lots
Section 8 pt. 1	28 Lots
Section 8 pt. 2	26 Lots
Section 9	46 Lots
Section 10	22 Lots
Total	235 Lots

The previous Preliminary Plan had 236 lots. Therefore, with the proposed modifications the development is losing one lot.

- Open Space Requirements
  - The required amount of open space, in accordance with the *Licking County Subdivision Regulations*, is 17.04 acres. As noted above the amount being provided in accordance with the Harrison Township Planned Unit Development Regulations is 56.5 acres of open space, which is a little over three (3) times the amount required by the *Licking County Subdivision Regulations*.
  - The *Licking County Subdivision Regulations* required 10% of the required open space to be developed open space with active recreational facilities. The planned active recreational facilities will comprise of stone multi-use paths in the Reserve "C" addition, and Reserve "F" as indicated on the proposed Preliminary Plan. These stone paths will connect with existing open space in Reserve "C", which was platted as part of Ellington Village Section 3, Part 1, which was recorded on March 12, 2015.
  - Additionally, a swimming pool is proposed in Reserve "C" addition.
- Access to the parcel comes from Ellington Boulevard, Mannaseh Drive West, and Ephriam Drive Southwest.

### Proposed Improvements

- Number of Lots – 235 Single Family and one commercial lot.
- Roads to be constructed within sections 5 to 10

include the following:

- Continue Ellington Boulevard approximately 688 feet to its termini at the proposed Beaman Gates Drive. This will be a minor collector roadway.
- Continue Ephriam Drive approximately 1,180 feet to its termini at the proposed Beaman Gates Drive. This will be a minor collector roadway.
- Continue Chapman Drive approximately 1,089 feet to its termini at Mannaseh Drive.
- Continue Mannaseh Drive approximately 1,453 feet to its termini at the west parcel line.
- Establish approximately 1,784 feet of Beaman Gates Drive (Beaman Gates Drive will be a Minor Collector Road Right-of-Way with a local roadway pavement width and design. This will only be for the portion extending from the east lot line of the parent parcel to just west of Ephriam Drive. This will allow for a minor collector to continue to the east should the parcel to the east currently owned by Elder Family Trust (Parcel Number 024-069306-00.000) be developed.
- Establish approximately 290 feet of Beaman Gates Boulevard
- Establish approximately 898 feet of Macintosh Drive
- Establish approximately 959 feet of Kennedy Park Drive
- Establish approximately 1,236 feet of Natalie Lane
- Establish approximately 813 feet of Avery Place

### Open Space –

- A total of 17.19 acres of open space is required by the Licking County Subdivision Regulations.
- 56.5 acres of open space is being provided as approved in the Harrison Township Planned Unit Development Approval.
- Reserve C will contain developed active recreation in the form of stone base paths and a swimming pool.
- Reserve F will contain developed active recreation in the form of stone base paths.
- Reserves D and E, will be passive open space that contains stormwater basins.
- Reserve E will also include environmentally sensitive areas including wetlands and stream channels.

### January 28, 2019, Preliminary Plan Approval

- On January 28, 2019, the Licking County Planning Commission (LCPC) conditionally approved the Preliminary Plan application. The conditions of approval are as follows:
  - All comments from the Licking County Technical





# STAFF REPORT

## Preliminary Plan

Application #: 2018-003-SDP Modification  
Meeting Date: May 20, 2019  
Prepared By: Brad Mercer, Planning Manager

Review Committee members are adequately addressed.

- o The LCPC staff shall receive a written (email or letter) correspondence from each of the TRC member agencies as identified under "Other Agency Approvals" herein that their comments are addressed and the preliminary plan is in compliance with the regulations they administer or assist in administering.
- o In accordance with the *Licking County Subdivision Regulations* as discussed herein, the access for the commercial parcel shall be identified on Ephriam Drive at the northern edge of the parcel furthest from the intersection of St. Rt. 16 and Ephriam Drive while still allowing for adequate driveway width and turning radii. Along the frontage of the parcel, a note shall be placed stating "No Direct Access to St. Rt. 16". Additionally, a note shall be included on the plat as identified in "Section 302.4 Preliminary Plan Requirements (Licking County Subdivision Regulations)" within this report.

### **Section 302.4: Preliminary Plan Requirements (Licking County Subdivision Regulations)**

- Commercial Parcel Access
  - o State Route 16 (Columbus Road) is classified as an ODOT Major Arterial under the Licking County access classification in the Licking County Thoroughfare Plan (Appendix IV and V).
  - o Section 503.2 ODOT Classified – Major Arterial, subsection (D) states in part that "*no additional access points are permitted on a Major Arterial, other than for new roads (existing access points may be relocated or closed to improve safety and/or traffic flow on a roadway).*"
  - o Based upon this standard, the access for the commercial parcel at the NE corner of Ephriam Drive and St. Rt. 16 (Columbus Road) shall be off of Ephriam Drive and not St. Rt. 16.
  - o The access location needs to be shown at a location off of Ephriam Drive that at the northern edge of the parcel furthest from the intersection of St. Rt. 16 and Ephriam Drive while still allowing for adequate driveway width and turning radii.
  - o On the commercial parcel, along the frontage of St. Rt. 16 there shall be a label that states "No Direct Access To St. Rt. 16"
  - o On the plat, the following note shall be placed:
    - *No Direct Access To St. Rt. 16  
In accordance with Section 503.2 ODOT Classified – Major Arterial of the Licking County Subdivision Regulations, the 3.11-acre*

*commercial parcel identified on this plat shall not construct or otherwise establish an access driveway with direct access to St. Rt. 16 (Columbus Road). Access to the 3.11-acre commercial lot shall be obtained from the access location identified on this plat along Ephriam Drive. Any constructed access shall comply with the Licking County Subdivision Regulations or Licking County Access Management Regulations as applicable. An access driveway permit is required from the Licking County Engineer's Office prior to the construction of an access driveway at this location. A culvert permit may also be required from the Harrison Township Road Superintendent.*

### **United States Postal Service – Cluster Mailbox Requirement**

The United States Postal Service (USPS) now requires subdivisions to utilize cluster mailboxes instead of individual mailboxes. Therefore, developers are now required to provide these locations within their developments.

The USPS standards require that the boxes are not accessed from the street but rather from the sidewalk. This requires the USPS delivery person and the resident to get out of their vehicle to collect their mail or to walk to the mail receptacle. As such, there will be cars parking on the streets to access these cluster mailboxes.

The current preliminary plan has locations that show these cluster mailboxes within the functional area of the intersection. The LCPC staff has reviewed this and although there are no specific regulations in the Licking County Subdivision Regulations that address this topic, there are requirements that would apply. These include the requirement to meet ADA requirements when placed around sidewalks, curb ramps, and the like. Additionally, the cluster mailboxes and the parked cars shall not be within the clear sight triangle, block the view of a motorist at the intersection and create a sight distance issue.

Additionally, in speaking with the City of Pataskala Postmaster, the USPS would prefer the cluster mailboxes be located within the mid-block area for the safety of their delivery drivers and the residents. They do not permit the boxes within 100 feet of an intersection.



# STAFF REPORT

## Preliminary Plan

Application #: 2018-003-SDP Modification  
Meeting Date: May 20, 2019  
Prepared By: Brad Mercer, Planning Manager

The LCPC staff made a Technical Review Committee comment that correspondence will be required to be submitted from the USPS Postmaster stating that the proposed locations of the cluster mailboxes comply with their requirements. This will be required prior to the LCPC Director signing the Preliminary Plan. It is recommended that this is a condition of approval for the Preliminary Plan modification.

### **Other Agency Approvals**

- The Licking County Planning Commission staff has received final approvals on the Preliminary Plan review from the following Licking County Technical Review Committee members:
  - Harrison Township Zoning
    - Tom Frederick, Zoning Inspector – Zoning elements of the plat.
  - Licking County Soil and Water Conservation District
    - Denise Brooks, District Program Administrator – Stormwater/Sediment and Erosion Control.
  - West Licking Joint Fire District
    - Doug White, Fire Prevention Officer
- The Licking County Planning Commission staff has not received final approvals on the plat review from the following Licking County Technical Review Committee members:
  - Licking County Engineer's Office
    - Jared Knerr, County Engineer – Plat survey standards and the street and stormwater elements of the plat.
    - Dan Blatter, Special Project Engineer/Petition Ditch Maintenance – The petition ditch elements of the plat.
  - Southwest Licking Community Water and Sewer District
    - Leo Conkel, General Manager – Sanitary and water line elements of the plat.

### **Remaining Items for Completion**

- The Licking County Technical Review Committee comments on the plat shall be addressed prior to the plat being signed by the LCPC Director and the Board of Commissioner and released for recording.
- The LCPC staff shall receive a written (email or letter) correspondence from each of the TRC member agencies as identified under "Other Agency Approvals" herein that their comments are addressed and the preliminary plan is in compliance with the regulations they administer or assist in administering.
- The conditions of approval of the January 28, 2019, LCPC Board action on the Preliminary Plan for

Ellington Village Section 5 to 10 shall be completed, complied with, and approved.

- The United States Postal Service (USPS) regulations in regards to cluster mailbox locations shall be addressed and approved by the City of Pataskala USPS Postmaster. A written correspondence (email or letter) from City of Pataskala USPS Postmaster stating that the proposed locations as shown on the preliminary plan are approved and complies with the USPS regulations shall be required prior to the preliminary plan being signed.





# STAFF REPORT

## Preliminary Plan

Application #: 2018-003-SDP Modification  
Meeting Date: May 20, 2019  
Prepared By: Brad Mercer, Planning Manager

# PRELIMINARY PLAN

2019-003-SDP

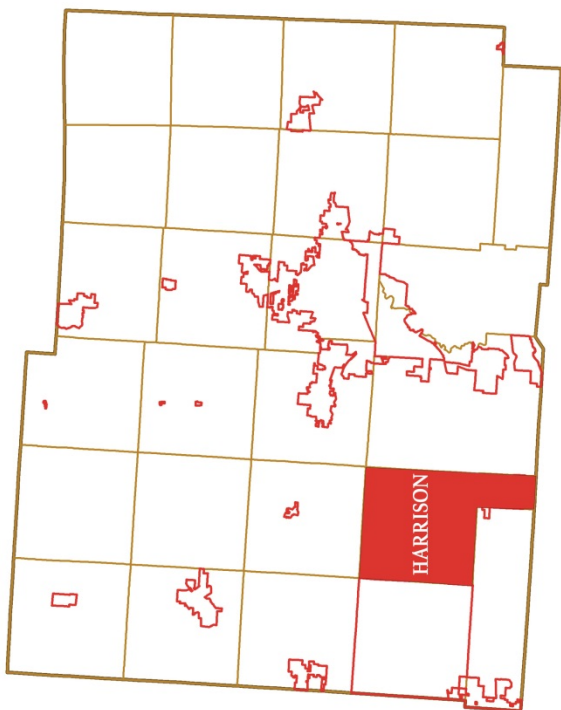
Licking County Subdivision Regulations

-Section 302.4: Preliminary Plan

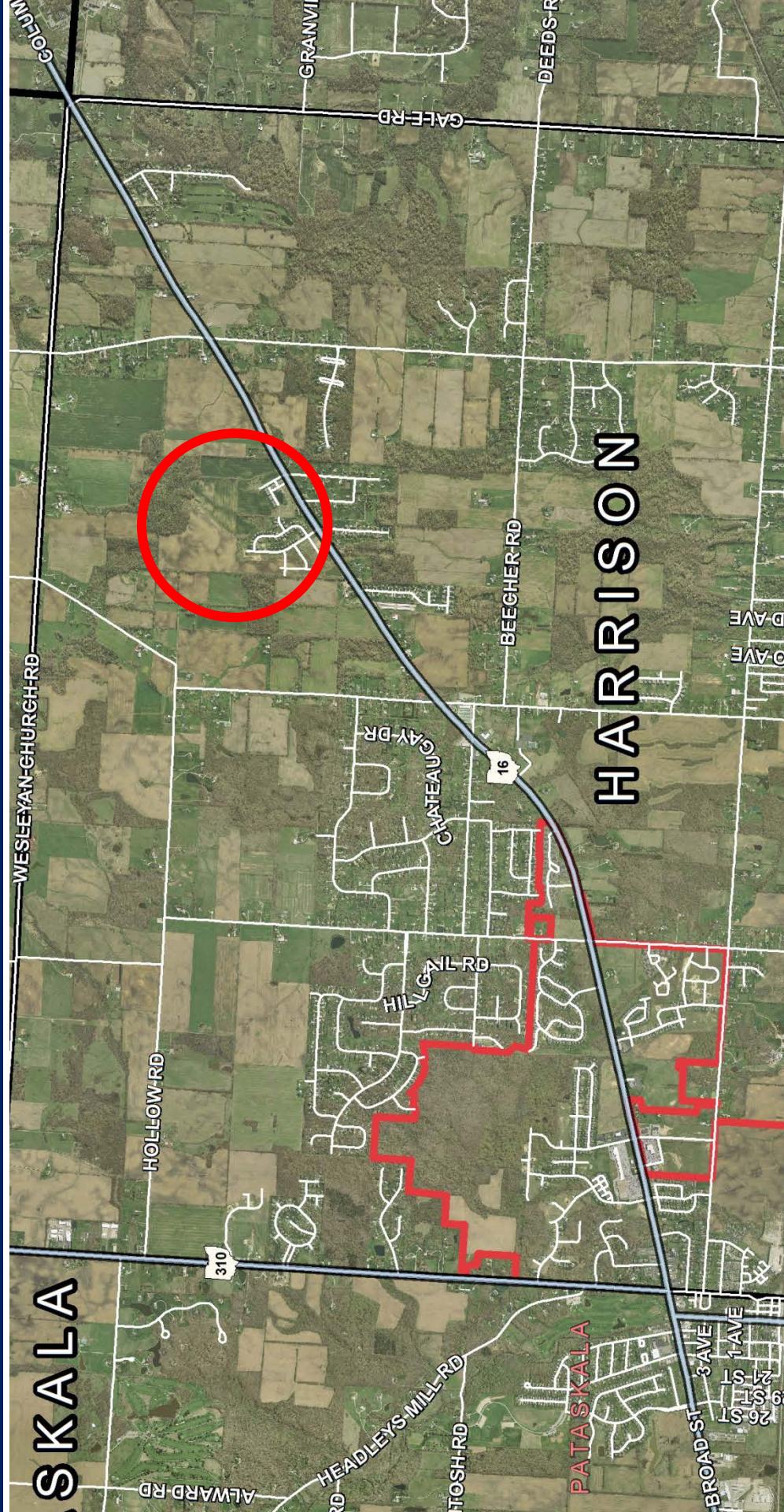
- Ellington Village Sections 5 through 10

## APPLICANT

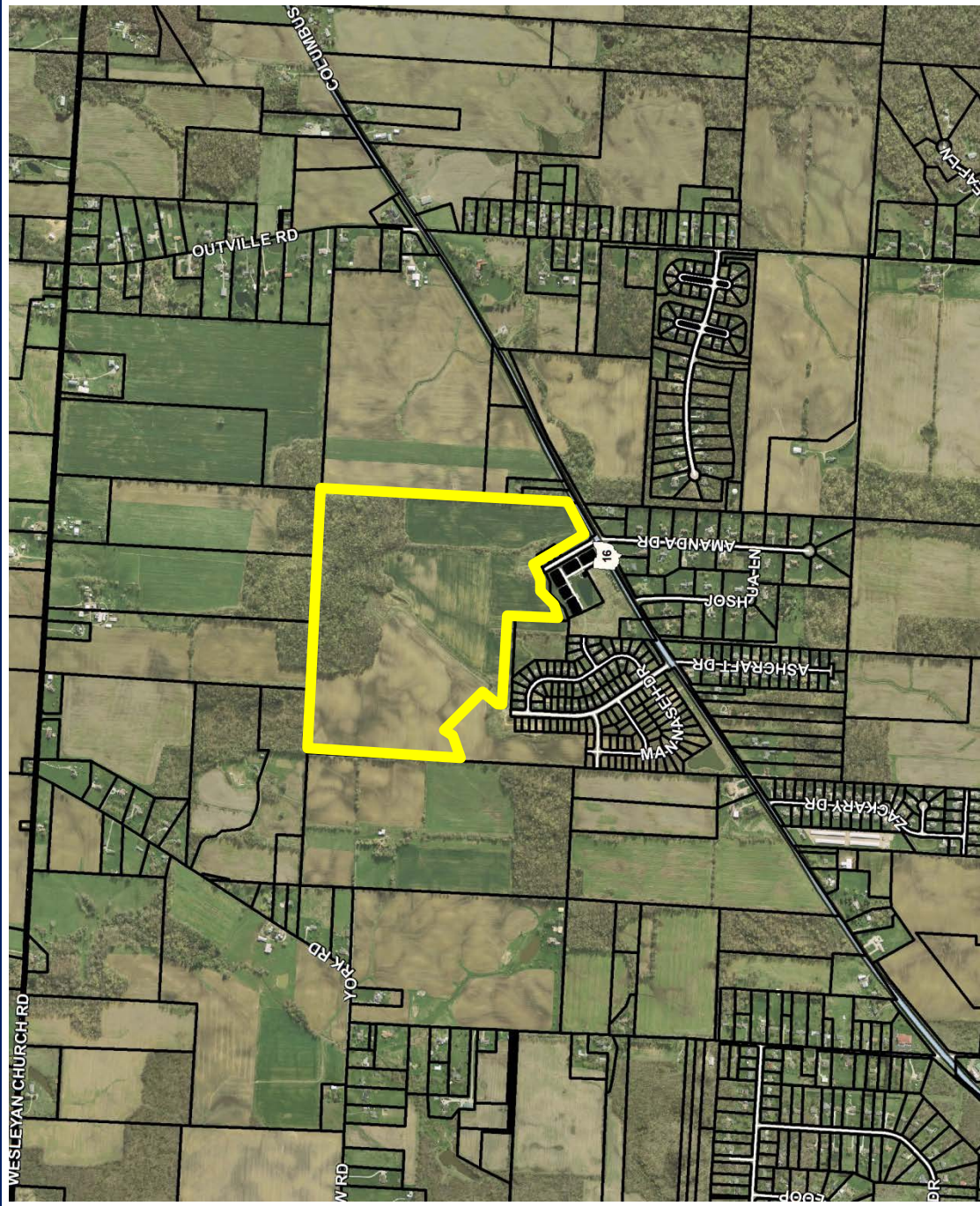
Westport Homes  
C/o Terry Andrews







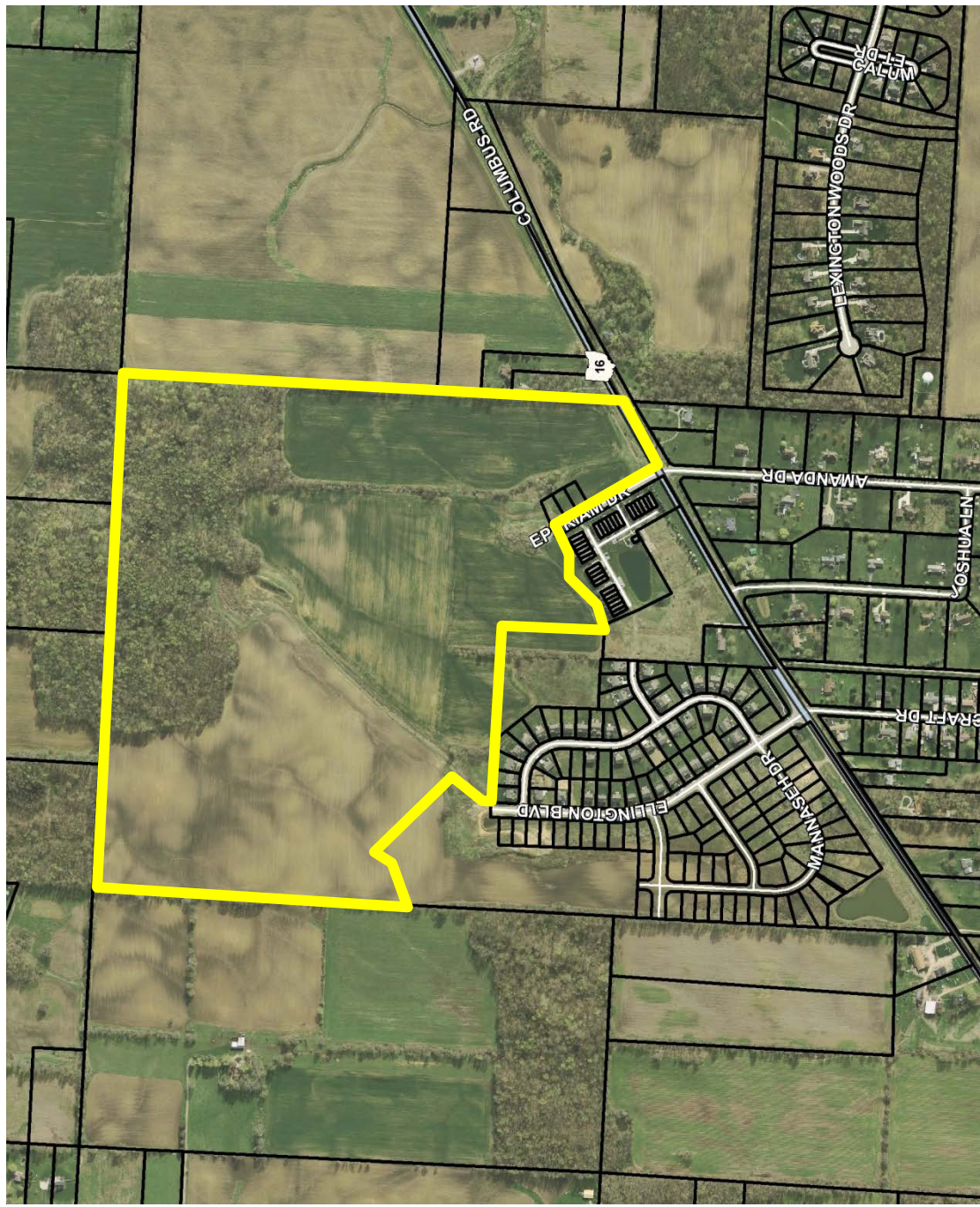




AREA MAP



Existing Parcel

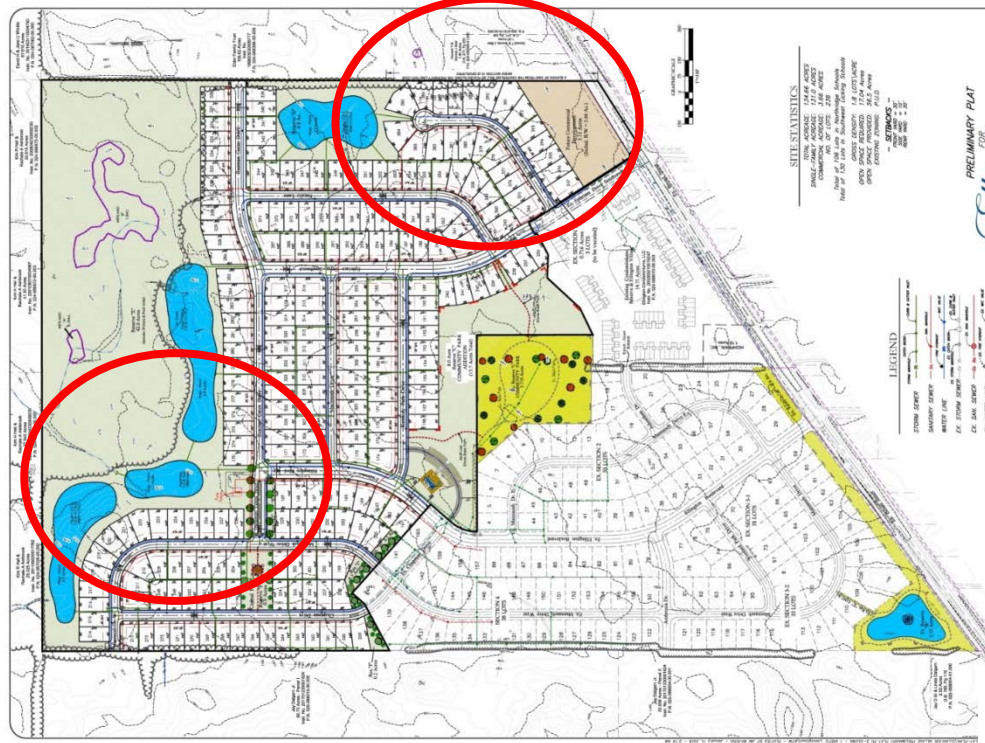


SITE MAP





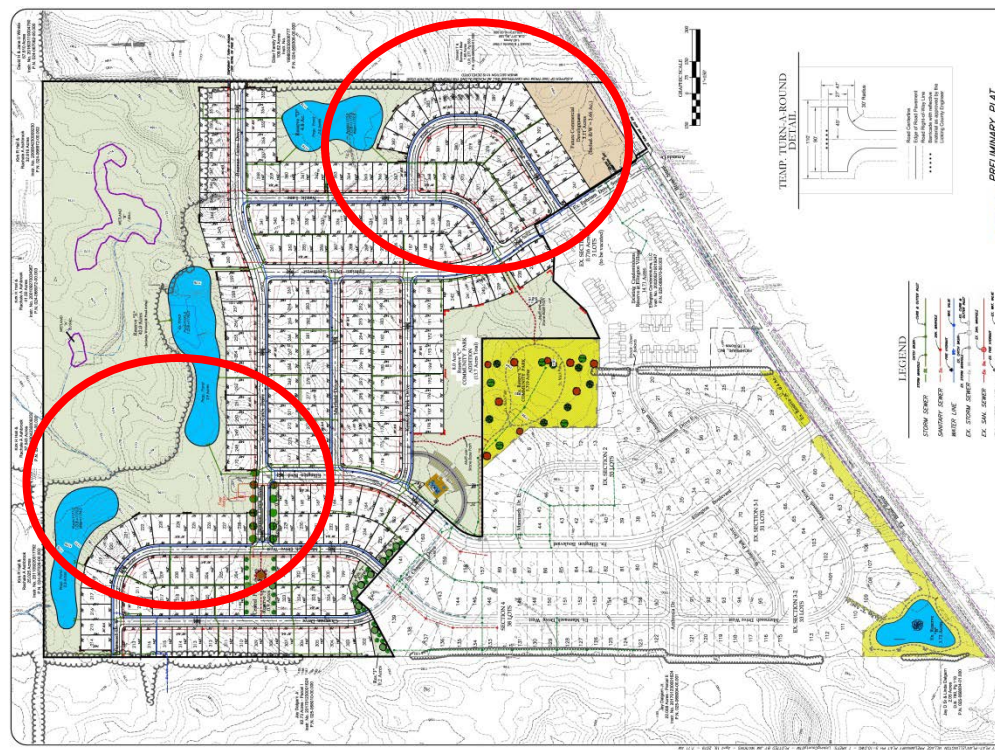
NORTH



OLD



NEW



# PRELIMINARY PLAN - SECTIONS 5 THROUGH 10

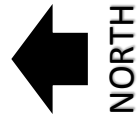




PRELIMINARY PLAN - SECTIONS 5 THROUGH 10



PRELIMINARY PLAN - SECTIONS 5 THROUGH 10







AERIAL IMAGE OF THE PROPOSED DEVELOPMENT





AERIAL IMAGE OF THE PROPOSED DEVELOPMENT





AERIAL IMAGE OF THE PROPOSED DEVELOPMENT





AERIAL IMAGE OF THE PROPOSED DEVELOPMENT