

RECORD OF PROCEEDINGS

Minutes of

CITY PLANNING COMMISSION

Meeting

Held Thursday, March 14, 2019

The Lancaster City Planning Commission met on Thursday, March 14, 2019. Members present were Tim Hall, Charles Elsea, Christine Collins and Elizabeth Welch, Mayor David Scheffler and Service-Safety Director Paul Martin. Also present were Mitch Noland and Steven Wellstead of the Engineering Department and Assistant City Law Director Stephanie Hall. The meeting was held at the City Hall 2nd Floor Conference Room at 104 East Main Street in Lancaster, Ohio. Service-Safety Director Martin called the meeting to order at 9:30 AM.

Service-Safety Director Martin took a moment to introduce Bob Lovell of the City Parks Board Tree Commission and Linda Berkley who is the new Grant Writer for the City of Lancaster.

Service-Safety Director Martin began with Case Number 2005.023 a Preliminary Plat Extension request from Pulte Homes of Ohio for River Valley Highlands Fifth Preliminary Plat Area and turned the discussion over to Mr. Wellstead. Mr. Wellstead began by explaining that during some routine paperwork the engineering office discovered that the extension for the Fifth Preliminary Plate Area of River Valley Highlands had expired in April of 2018. After speaking with the Pulte Engineer, Kevin Kershner of Stantec, Mr. Wellstead was advised that the would like to go back before the City Planning Commission to request another extension. He further explained that this is the same plat as was previously approved with 118 single-family lots and 66 undeveloped lots. Some background into this case is that River Valley Highland Section 13, Phases 1 and 2 were completed and Pulte was starting on Phase 3 when they hit bedrock while trying to install the sanitary sewer lines. At that point, Pulte Homes left the development and have not made any progress since that time. Mr. Wellstead stated that while they may not have any immediate plans for the area, the property could be sold and developed. In any case, Pulte Homes wanted to hold onto their original plan and extend the Preliminary Plat approval.

Mr. Noland added that with the proposed development of the Timbertop property there will need to be a connection from North Columbus Street through Timber Top and into River Valley Highlands. Mr. Hall asked if the City is considering widening North Columbus Street because all of the proposed developments are going to create a lot more traffic. Mr. Noland advised that traffic studies would be done once plans are finalized for development. Ms. Collins felt that since the Tarhee Trails school has been built and opened in the River Valley Highlands, this plat should be changed to accommodate school buses better and the streets should be wider. Mr. Noland stated that the opening of the schools has changed the dynamics of the River Valley Highlands in regards to Greencrest Way and Landcrest Drive. Mayor Scheffler advised that development of Timbertop could be as far as two years out and that the people from Pulte Homes and Timbertop are trying to work together to come up with the best access area and uses. There was more discussion about what development might occur in the future.

Mr. Elsea asked if this request should be tabled until next month to see if anything new has transpired. Mr. Wellstead stated that the plat could change if the Timbertop developers would submit a plat for the property, but Pulte Homes did request an extension of their plat. Mayor Scheffler pointed out that if this plat is not extended, then anything could be proposed for that area. Mr. Wellstead and Mr. Noland both advised that the property is still zoned RS-3, Residential Single-Family, so only single-

RECORD OF PROCEEDINGS

Minutes of

CITY PLANNING COMMISSION

Meeting

Held

Thursday, March 14, 2019

family homes could be built without there being a change of zoning. Again, Mr. Wellstead stated that Pulte has no plans right now of moving forward with this development, but would like to hold onto what has already been designed and would like to have their plat renewed and extended. Mr. Wellstead also pointed out that a slow down in development is not unusual when developers have fewer market demands. It is also possible that the parcel may not be developed because of the bedrock in the area.

Kelly Prinz of Lavender Street was present and she hopes that whoever develops the property will take into consideration that there is a school in the area and that streets and turns to handle the increased traffic and buses will be a consideration.

Service-Safety Director Martin asked for further discussion or a motion. Ms. Collins asked what the Engineering Department would prefer and Mr. Noland stated that while the discussion has been good, no one can read the future. Mr. Wellstead noted that this is a Preliminary Plat only and that changes can be made before Final Plat Approval is made and that the Code does regulate connectivity to adjoining properties, therefore, he sees no problem with granting the extension.

Mr. Elsea asked if the plat could be extended for less than four years and Mr. Wellstead advised that it could be approved for either one, two, three or four years, whichever the members feel is best. Everyone seemed to agree that this would be the best solution at this time.

Mr. Elsea made a motion to approve the Fifth Preliminary Plat Area Extension for a period of one year. The motion was seconded by Ms. Welch. There was a unanimous vote to approve and the motion carried.

With there being no more old or new business for the Commission's approval, Service-Safety Director Martin turned the discussion over to Ms. Stephanie Hall, the Assistant City Law Director. She advised that on the southeast side of Lancaster there is 594 acres of farmland and the owner is requesting a five-year extension of the agricultural use. Plans have been submitted to the various Department Heads, but as yet, no replies have been received. The only thing that she is aware of is that the City Water department would like to install a water loop for that area of the City. Ms. Hall advised that an extension allows the farmer to farm the land without nuisances.

Mr. Noland pointed out that the Ewing Street Connector and the Commerce Street Extension are highly favored by Fairfield County Regional Planning and Central Ohio Rural Planning Organization (CORPO) are still talking about this connection and the Bypass around the SE side of the City.

Mr. Hall asked if the City of Lancaster would be getting any money from the proposed Gas Tax and was advised that it would be possible, but that it has to be used for streets. Ms. Collins asked if the extension could be for less than 5 years and Ms. Hall explained that this was not our decision, she was merely bringing it up at this meeting to gather comments.

Mr. Noland explained that this is very similar to a Conservation District but it is not as restrictive about development and land use. It was also

RECORD OF PROCEEDINGS

Minutes of

CITY PLANNING COMMISSION

Meeting

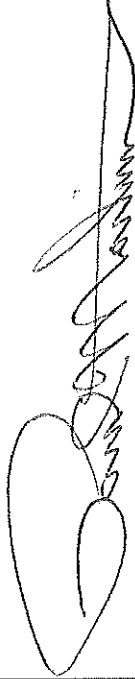
Held

Thursday, March 14, 2019

mentioned that that area would be an ideal location for industrial uses and has been looked at previously for that purpose.

Upon there being no further discussion, Service-Safety Director Martin advised that all future Planning Commission meetings would be held at this City Hall location. He then called for a motion to adjourn. Mr. Elsea made a motion to adjourn; the motion was seconded by Mr. Hall. There was a unanimous vote to adjourn and the motion carried. The meeting adjourned at 10:52 AM.

Respectfully submitted



Paul Martin
Service Safety Director