

## WEST SCIOTO AREA COMMISSION ZONING & VARIANCE COMMITTEE MEETING

Call to order: 11-1-2023, 7:05 PM at 311 S Hague Avenue

### Roll Call

Members present: Eli Bohnert, Rita Cabral, Vance Cerasini, Deb Boyd, Mick Newman

Rita Cabral motioned to accept October Zoning minutes, Eli Bohnert seconded the motion. The motion was accepted unanimously.

CV23-126 3670 Trabue Rd 3 apt. bldg. 132 units 3 stories H To replace application Z22-022 2 apt. bldg. 231 units 4 & 5 stories H – applicant presentation:

- Significant changes since last commission meeting. Commission voted 4 -3 in favor, Development Commission voted in favor, City Council voted in favor.
- We don't need zoning, we don't need more variances. Only variances are for setbacks for the unusual shape or the site. More trees than original proposal. Everything that was a hot button is now better.
- 3 story building with brick and siding. Rita's concerned about height, screening and setbacks have been addressed. The variance requires us to return because of new site plan.
- Rita asked about fencing in back – Yes, wood
- Mick asked about the colors. Discussion of colors and materials.
- Deb asked about native trees. Discussion.
- Eli recap – 70 unit reduction. 70% 1 bdr. 30% 2 bdr. Additional setback
- Rents – will comply with city's affordable rents, estimates:
  - 1 br \$1200 – 2 bdr \$1600
- Tenants will be young professionals, first responders. Not large families
- There will be a fence along RR track. Car lot was demo'd to address transients.
- Timeline – goal is April, we have a demo request.
- Asking for a vote tonight.
- Rita recommended approval with condition any issues on the staff meeting will be addressed

- Rita motioned to approve, Mick seconded, the motion was approved unanimously.

BZA23-108 3400 Twin Creek Dr. 6 apt. bldg. 216 units 3 stories H 18 acres

Introduction: Carolyn Kittle – Kittle Properties Group

- Current zoning is ARLD – permitted to build without rezoning.
- 216 units – 12 units per acre – 5 unit per acre less that allowed.
- 18 acres – Less than 9 acres will be developed.
- Amenities include: fitness center, rental office, clubhouse, dog park, playground, picnic area, garages
- Environmental restrictions only allow 9 acres – 9 acres cannot be developed
- Requesting a variance to squish the buildings together to areas not environmental sensitive
- Variance is required because of building setbacks will be reduced from 25 ‘ to 15’ setback from property line
- We’ve been working with the City for 5 months trying to create the best site plan – if it doesn’t work, another site plan will work. It will be developed regardless. Looking for the best case scenario for everyone.

Committee member questions and discussion:

- Mick – fenced in? Yes - discusstion: wrought iron & stone retaining walls – 2 – 6 feet – stone on the bottom with black fence on top. Could be up to 10 feet
- Discussion about access and security. There will be a gate with access code. Fence will come around the clubhouse but the rest of the site will remain unfenced.
- Discussion of pond and site retention – discharge into creek
- Discussion: Reconfiguration would lose parking – don’t want people to park in the street
- Buildings are required to be 50’ away from stream
- Timeline discussion – 2 yrs to complete: Begin construction spring 2024 – completion before spring 2026
- Pedestrian gate in the fire access for bus access
- cameras and license plate readers

- Police will have gate access
- Brief projection screen display of preliminary elevations
- all walkup units
- Rita requested that a walk through the property be arranged. Ms. Kittle said she will consider it

- Other sites by Kittle include:

- Riverside Trails
- Crossing at grove city
- 6145 W Broad St. Galloway
- Whispering Creek
- Unit breakdown:
- 72 – 1 bdr 1 bath
- 72 – 2 bdr 2 bath
- 36 – 3 bdr 2 bath
- 36 – 4 bdr 2 bath
- 50- 70% AMI
- Estimated rents:
- \$700 – \$900 1 bdr
- \$900 – \$1150 2 bdr
- \$1200 – \$1400 3 bdr
- \$1300 – \$1600 4 bdr

Public questions and discussion:

- Sewer line runs thru creek discussion
- Discussion of site location with parcels/survey
- Discussion about sewer – location
- Question about tax abatements – discussion about who owns property – lawsuits against them
- Disruption will cause snakes and wildlife problems
- Whats it going to do to our wells? - contamination? -discussion
- Question about drainage and water retention – discussion

- Nearby resident talks about current use of open space
- Discussion about lawsuit in Indiana
- We have not purchased this property – permits have to happen first
- 3.4 million cost for property
- More questions about site layout and fencing
- Resident: 3408 Brookside – David - concerned: losing green space, trespassing across site, nobody wants it – discussion, fence and topo will reduce cut-thrus
- Township official – John Fleshman – Franklin Twp – strongly recommend against – please say NO - discussion
- Rita suggested to public sign up for emails and come to meetings
- Rita Cabral motioned to extend the meeting to 8:50, seconded by Eli Bohnert, unanimously approved.
- Discussion about wells and responsibility. Carolyn reiterated that it is determined by the permits.
- Rita Cabral motioned to table application above – Vance Cerasini seconded, unanimously approved

#### Old business

- Rita Cabral motioned to table Z23-042 4398 Trabue Rd. Eli Bohnert seconded, unanimously approved
- BZA22-075 1656 – 1664 Westbelt Dr. will be coming
- The next meeting will be December 6

8:55 PM

- Rita Cabral motioned to adjourn
- Eli Bohnert seconded, unanimously approved