

Zoning Meeting Minutes 7/6/2022

- Call to Order: 6:33 PM at the Hilltop Library
- Commissioners Present: Eli Bonhert, Rita Cabral, Leyila Cabus, Cerasini, Brian Endicott, and Larry Weber.
- The meeting prefaced with Commissioner Endicott explaining proper zoning procedures.
- It was expressed that as a group we should avoid talking about topics within zoning that do not pertain the specific application before us.
- Another concept that was brought up was that letters of recommendation should be prompt as to aid the applicant smoothly with their process.
- Old Business:
- Z22-022 w/ CV22-029 (3670 Trabue Road)
- They do plan to reduce the amount of units to 219 units, which is 12 units from the prior proposed site plan.
- They also plan to work the city better to preserve trees. They also are going to add a multi-use path which they also plan to add trees along this pathline.
- They have not yet received the city's traffic study recommendations. However it is said that they might have to add a lane on Hague Avenue to add a left turn lane.
- Along with that, there may need to be a lane added to Trabue road.
- It was reported that a lot of the preexisting foliage in this area are actually invasive species such as cottonwood trees and honey suckle.
- One of the proposed aspects that they hope to change is to pull the parking lot line and to move trash areas to accommodate more trees.

- They are proposing to have 111 trees preserved and added to their plant. They would also like to add better quality and noninvasive species to this area.
- The two largest trees on this site are 26 inches and 45 inches. All of the trees on this site are fairly newer considering they have been there since the 1970's.
- There will be 200 feet between the developers project and the surrounding residential neighborhoods. They also plan to significantly put trees on the back side of property to buffer out between the properties.
- It was said that if possible they would give their parts of the property as soon as possible to aid the traffic changes needed.
- They would be required to give money to the city to aid this. Traffic changes can not be done until the development gives enough money to fund their part of offsite improvements like intersection changes and adding a left turn lane.
- Overall, there is concern about the density because it would severely impact traffic.
- There was also a concern that there is a lack of accessibility along Trabue in regards to getting to the COTA Line 5. It was recommended that the developer donate the allotted amount to COTA to place bus stop covers. It was explicitly stated that these things are privately funded and not by COTA.
- There is an issue with changing the zoning because changing it would dissuade commercial use in our area since it is currently zoned commercial.
- New Business:
- Z22-053 w/ CV 22-038:
- They would like to add commercial components to this area. They want to add a little restaurant with coffee in the morning and cocktails at night. They would also like to add a

building that is similar to a Bodega because it would have produce, home amenities and toiletries, as well as general necessities.

- The height ranges from 3-4 stories.
- They also plan to put in office space.
- Currently they are proposing 900 units, however it is not set.
- It was emphasized that they would like an industrial feel to their project. They would like to utilize the Scioto River when it comes to their site plan.
- It was expressed that the community would like to see a crossing across the Scioto River.
- They are actively trying to acquire land to do this. Currently they are working with Metro Parks to do this.
- It was expressed we would like to see this because it would help accessibility to the city.
- The height of the office buildings would be 3 stories.
- Per their talks with COTA, COTA would prefer instead of using full buses that they would use smaller scale transportations.
- Their parking would accommodate about 1 parking spot per bed.
- This project has two development areas and it is separated into area A and area B. Area A and Area B are zoned differently per the fact that they are accommodating different densities.
- The target is set to have the zoning done by the end of this year.
- It was said that the developer will continue to update us, so we can see how the development progresses.
- Other New Business:
- There will be a BZA item at the next Zoning meeting.

- Commissioner Cabus motioned to adjourn. Commissioner Bonhert seconded. The meeting adjourned at 8:23 PM.