

VILLAGE OF SUNBURY
PLANNING AND ZONING COMMISSION
JANUARY 17, 2019

Mayor Tommy Hatfield opened the Sunbury Village Zoning meeting at 6:30 p.m., January 17, 2019, in Council Chambers at Town Hall with a moment of silent prayer and the Pledge of Allegiance.

The Swearing in of Joe Gochenour for a 3-year term and John St John for the duration of his term on council as Planning and Zoning Committee Members

Those answering roll call: Tommy Hatfield, Rick Ryba, John Lieurance, Joe Gochenour, Joe St John

Also present: Dave Parkinson, Dave Brehm, Allen Rothermel and Rhonda Mournie

Approval for Big Walnut Schools New School Site Applications

1. Rezoning Application
 - Rezoning 5 properties that are not currently zoned to A-1 (Agriculture).
2. Conditional Use Application
 - Conditional use for E-Educational use with athletics/sports facilities.
3. Variance Application
 - S81.15:01-5.b Lot Frontage
 - S81.15:01-5.c Building Height
 - S81.16:01-2.a Parking Space Width
 - S81.16:01-3.b(2) Parking Island Maximum Area
 - S81.16:01-23.B.2(b) Roof Type
 - S81.16:01-23.B.2(c) Natural Material

Doug Swartz – Director of Facilities with the Big Walnut Schools.

- We have no changes from the presentation that we gave on January 7th.
- We will field any questions that you may have.

Mark Mann – CT Consultants lead on the traffic study

- At the last meeting the applicant presented and discussed improvements needed on opening day. Also normally looked at are improvements needed at design year.
- Design year for the schools significantly impacts Miller Dr at St Rt 36/37 as well as other intersections near the development.
- There was not much discussion of design year last meeting because we wanted understand better the implications and impacts. This week want more detailed discussion of design year improvements.
- Usually the application must provide mitigation for those impacts including building required improvements.
- Like the right-hand turn lane, the applicant said they would build for the opening day of the High School.

Swartz –

- These are only two pictures in time as a public entity we want to be good stewards of money and plan with Village for what is happening between now and then including future private development

Megan Cyr – Kleinger's Group

- Big picture from study and working with CT – two avenues
 - Going from Miller Dr to 61 to divert traffic or improvements along Cherry and arterial streets
 - Dual South bound left turn lanes and South bound right turn lane that would impact signal
 - Cherry and State Street East bound right turn lane
 - This is if all traffic continues to enter and exit off of Miller
 - Cherry and State West bound turn lane
 - State and Miller East bound right turn lane
 - Miller and Cherry redo pavement markings to provide two north bound through lanes
 - Miller and Fayburrow traffic officer the school will be providing on opening day

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- Future opportunity for the school district to enter off of 61
- South bound turn lane at Miller and Cherry
- Modify signal and Cherry and Miller
- Intersection at State and Miller East bound turn lane
- Intersection at Miller & Fayburrow police officer
- St Rt 3 & 61
 - West bound right turn lane
 - South bound left turn lane
 - North bound left turn land
- Joe St John
 - Were changes made in the exhibits
- Cyr
 - We don't have that
- Tommy Hatfield –
 - Have you done traffic study for a school before since impact is two times and did that impact how you looked at the end results?
- Cyr
 - Most improvements are dictated by the morning arrival peaks
 - This is why doing entering on Miller and exiting off Kintner
 - Background traffic is constant and changing school start time did not help
- Dave Brehm
 - Unique applicant as a school
 - Morning traffic bad middle of day no warrants met
 - Improvements would be to solve morning peak traffic
 - Didn't speak to cost
- Cyr
 - Several million dollars
- Brehm
 - By 2032 we will need to make improvements as a Village
 - Schools do not have money in budget
 - Not unusual for schools to create design year and not do them
 - Need to be in our master plans.
 - Have spoken with CT doing study for future traffic needs this will look at funding sources
 - Discuss revisiting 3rd impact fee for streets for funding
 - Schools constructing right hand turn lane at Miller Dr, driveway from East to West, and extension to Miller Dr
 - Expenditure for improvement are more in Council preview zoning
- St John
 - Update to transportation master plan coming to Council, \$18,000 he supports
 - Need to figure out how to address the 2.5 million dollars' worth of improvements
- Hatfield
 - Always concern about the flow of traffic this makes the update a priority
- St John
 - Also, previous improve a road conditions study
 - This is more of a council matter
- Brehm
 - If study existing schools would trigger warrants
- Mann
 - Locally Olentangy roadway not improved
 - County immediately improves roadways

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- Discuss roadway design standards for single peak hour
- Waste of dollars during non-peak hours
- No personal knowledge for the school to make this level of improvements
- Hatfield
 - Outlet mall did on opening day but not design year/diverted the money
 - Discuss personal observations regarding of significance of right-hand turn lane at Miller Dr without its people would use berm
- Brehm
 - You will need the approve the re-zoning with contingencies to move it forward to council.
 - The conditional use and variances approval are expressly contingent upon the rezoning approval by council.
 - You will need 3 motions and voting before moving forward
- Dave Parkinson
 - The schools will submit 4 different applications and this project progresses.
 - 1st application – Mass Grading Plan of the whole site (will be on the January 28th agenda)
 - 2nd application – Elementary School site plan which will include building, parking, landscaping etc.
 - 3rd application – High School site plan which will include building, parking, landscaping etc.
 - 4th application – Athlete Fields/Stadium which will include layout, stadium, parking, landscaping etc.
- Brehm
 - This is a different process then most commercial building. Schools go through a borrowing process by passing a levy and they start to pay interest on that project soon. The type of entity it is dictates this type of process. This is the best procedure for the use of taxpayer's dollar.
- St John
 - Miller Dr. extension – Will the base be adequate?
 - Are we setting it up so that when the road is built that the base is standard?
- Parkinson
 - Yes
- Brehm
 - It is the same procedure we did for the Middle School. The base and the road are being built to standards but is not as wide as eventually need to be.
- St John
 - Material – I see there is a variance for natural materials. Just wanted to know the specifics.
- Joe Gochenour
 - It will be very similar to the metal on the Middle School.
- Chris Dunford, VSWC Architects
 - Metal Panels on the higher point of the building is partially cost. The other reason is weight of the structure. Brick would need more support at the higher level and would be a lot more in cost.
- Gochenour
 - Are you still currently looking at alternatives for an access other than Miller Dr. or is that done? I guess the only reason I ask is that I can measure and figure out that it is the same distance to go over to Domigan Rd (Carter's Corner) as it is to Miller Dr. Plus, it is not that much further to take it to 61 but I do know that there has to be a bridge built to get to 61, which really increases the cost.
- Swartz
 - All these different avenues were studied. The district even thought of pursuing this site. After looking at getting out at 61, Miller, Cherry pass the church, through the Paprocki piece and to Carters Corner. There were a lot of different avenues. At the end it was cost prohibitive for us.
- Angie Pollock

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- The McDannalds were willing to grant us an easement through their property instead of purchasing land. Also going out to Carters Corner would have meant us having to put in a traffic light. With it being the same distance but having to purchase the land and putting in a stop light the cost would have been much greater. So, our decision was cost base driven.
- Cry
 - The traffic light wasn't fully analyzed to see if we would need it if we went out to Carters Corner but just looking at the traffic the schools would have generated it was highly anticipated.
- Parkinson
 - I do believe that the school complex will serve as a catalyst to generate interest in the properties in this area and I would anticipate that there will be an interest in the future (5,10,12 years) for the Paprocki property which would lead to a road being constructed though that corridor. This might lead to another entrance to the back. There might be interest in the McDannalds Property that could lead to an entrance from 61 with a developer type scenario. Lots of opportunities with this development to spur additional development and this will generate those additional opportunities for access to the site in different ways.
- Brehm
 - Back to the master plan we talked about and the new study. That will identify where we think, based upon now and the school improvement, where we think those additional improvements and additional access, thoroughfare will need to be located. Also, we'll look for funding sources for that in addition to the private developments. You certainly have the private development pay their fair share but when you start talking about this type of improvements, that were discussed in the traffic study for the design year, that's a lot.
- Swartz
 - I would like to add to what Mr. Brehm said. We are working with different companies for future development around the site.
 - Working with Del-Co water with easements to tie in with future development
 - Working with Consolidated Electric also with easement to tie in with future development
 - The Right-of-ways to the South off of Kintner Pkwy and the Miller Dr extension, we are building a road as well for the future. Just the Miller Dr and Kintner Pkwy improvements that we are making are estimated to be 1.5 to 2 million dollars. So, we are spending public dollars for benefiting long term development. This will allow these road/extensions to be approved at a future date to a full public road.
 - We are also developing bike trails and putting in street lights. So, we are spending money on public improvements that are not on our site and will have a continue value for the Village.
- Gochenour
 - Is there somewhere in your contract with the current landowner that states that if it ever develops to the north of the school that you will be granted access going through there to 61?
- Brehm
 - That's what our master plan would do and we would, to the extent, when that property develops, be the ones requiring that roadway network. We need to get that on our masterplan. The North/South connect Miller Dr. to 61, Kintner extended through Paprocki to tie into 36/37.
- Hatfield
 - Talking with ODOT regarding roadway access from our roads to theirs. If it is on our masterplan it is much easier to get their support. They are much more willing to work with us. So it is vital that we make sure this is on our masterplan.

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Motion by Hatfield, seconded by Ryba to approve the re-zoning with the following contingencies:

1. Final engineering approval
2. Final legal approval
3. Construction of 775-foot-long (including 50-foot diverging taper) right hand turn lane on west-bound Cherry Street at Miller Drive intersection prior to final occupancy permit for the high school being issued
4. The rezoning on the one-acre parcel shall be expressly contingent upon the purchase of the property described herein by the rezoning applicant, the Big Walnut Local School District from the current owner, Carol Paprocki, Trustee.

5Ayes Passed

Motion by Hatfield, seconded by Ryba to approve the conditional use is expressly contingent upon the approval of associated the rezoning application of the Big Walnut Local School District. 5 Ayes Passed

Motion by Hatfield, seconded by Gochenour to approve the 6 variances are expressly contingent upon the approval of associated the rezoning application of the Big Walnut Local School District. 5 Ayes Passed

Motion by Gochenour, seconded by Ryba to send the changes in residential housing zoning fees to council for approval. 5 Ayes Passed

Motion by Gochenour, seconded by Ryba to change the starting time of the Planning and Zoning Meeting from 7:00pm to 6:30pm. 5 Ayes Passed

Big Walnut School Public Hearing with Council will be held on February 20th.

Next Meeting will be January 28th @ 6:30pm

Motion was made by Hatfield, seconded Gochenour to adjourn. 5 Ayes Passed