

VILLAGE OF CARROLL PLANNING AND ZONING BOARD MINUTES

October 23, 2019

6:00pm

Members are: Chairperson Earl Staffan, Christina Roberts, Margaret Blackman, Carole Dreier, and Mayor Tammy Drobina. Earl Staffan called the meeting to order and at roll call all were present. Also present were Dennis Rose/ Zoning, Village Clerk Mary Dawson to record minutes, Village Engineer Gary Silcott, and approximately 25 members of the public.

Reason for the meeting is to discuss rezoning of 100 Oberle Avenue and the surrounding parcels in a Planned Unit Development (PUD). Gary Smith of G2 Planning & Design explained that there are two Carroll residents and two partners in this project who formed Carroll Property Partners in 2017 for this project. Smith said he was here to answer questions and get input; they may need to come back and are willing to have a discussion about the project.

There are 116 acres and safeguards are planned for the wetlands. Smith explained their proposal is for a mixed use development with individual subareas, including Commercial (Subarea A on the map he had projected on the wall); Office or Hospital (B); Institutional Use/Retirement/Medical Care for Seniors (C); additional Commercial and smaller offices (D); Multifamily/Condos (E); and Single Family Homes (F).

The pages showing the proposed uses were projected onto the wall and reviewed one by one and Smith explained to all present what was being shown on each. The developers are looking to place a second access point from N. High and Village Engineer Gary Silcott said that may require ODOT approval.

Smith said over 50% of the site is open space; later in the meeting a visitor said that 50% is the wetland areas, and they are using all the space that is available.

Smith said sidewalks, walking paths, lighting, and trees are included and showed a conceptual plan for those. Landscaping will be done to curb light pollution around commercial areas.

Board member Margaret Blackman asked if there were other projects like this they have done, so board members could see the finished project? Smith said Pinnacle at Grove City is similar.

The multifamily subarea was discussed and it was asked how many units were planned. The number was not shown on the plans but Mayor Drobina had calculated it using their density numbers and got 224 and asked if that was correct? Smith said it sounded right. He said it could be garden apartments, townhouses, condos or duplexes, depending on the builder. Mayor said that is a high number. Some Zoning members nodded in agreement.

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The number of homes was discussed. They show 78 on single family lots. Someone in the audience asked if it would be Section 8, Smith replied no. They are to be more upscale.

Improvements to Oberle (where it touches the development) would be done to add turn lanes. There would be two access points off Carnes, across from two existing streets.

The meeting was opened up for questions from the audience. They included questions about replacing trees that are taken down, walking paths, and how would it affect home values in the surrounding area? Smith said values should go up; it was his opinion that it will not negatively affect surrounding values and said new homes will bring up values with higher comps.

A resident asked who would maintain the walking paths, Smith said the homeowners association would. Resident also asked about daily construction start and end times, Smith said there could be specific start and stop times. Mayor said the Village always requires that with any project.

There was discussion on the effect of additional housing units on the school and would that overburden them? Each home would be paying a school tax. There is no way to know how many children would be added, they could only estimate it.

The minimum square footage per home was discussed, it is not indicated on the proposed plans and needs to be included.

Signs for the project and suggested placements were shown on the conceptual renderings.

Smith was asked by a visitor if the proposal could be provided in electronic format and said he would send copies to the Village so they can send them out to those requesting them. They will also be included on the Village website, if possible.

A work session to continue reviewing and discussing the proposal was set for Nov. 13 at 6pm at the Civic Center.

Meeting adjourned at 7:45 p.m.

Chairperson Approval: _____

Attest: Mary E. Dawson, Clerk _____