

1. Agenda 6.05.19

Documents:

[2019.6.05 AGENDA.PDF](#)

2. 06.05.19 Admin Report

Documents:

[ADMINISTRATORS REPORT 6.5..19.PDF](#)

3. 06.05.19 Engineering Report

Documents:

[ENGINEERING STATUS REPORT 2019.05.31.PDF](#)

AGENDA OF BUSINESS
REGULAR MEETING OF COUNCIL
SUNBURY, OHIO
June 5, 2019
7:30 P.M.

Public Hearing

SILENT PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL: Mr. Leonard Weatherby, Mr. Timothy Gose, Mr. Joe St. John, Mr. Martin Fisher, Mr. David Martin, Mr. Damin Cappel.

MINUTES:

May 15, 2019

VISITORS

Scott Belcastro – Trebell

Laney Hudson - Kat's BBQ and WyldLife.

COMMITTEE REPORTS:

POLICE REPORT:

ADMINISTRATOR'S REPORT:

ENGINEER'S REPORT:

RESOLUTIONS:

Third Readings

Second Readings

First Readings

ORDINANCES:

Third Readings

ORDINANCE NO. 2017.37 (tabled)

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE PLANNING & ZONING COMMISSION TO APPROVE THE APPLICATION OF METRO DEVELOPMENT, LLC TO REZONE ±183.912 ACRES TO PLANNED RESIDENTIAL DISTRICT (PRD)

ORDINANCE NO. 2019.02 (tabled)

AN ORDINANCE APPROVING THE RECOMMENDATION OF THE PLANNING & ZONING COMMISSION TO APPROVE THE APPLICATION OF NORTHGATE CONSTRUCTION SERVICES TO REZONE ±61.90 ACRES TO PLANNED RESIDENTIAL DISTRICT (PRD)

ORDINANCE NO. 2019.10

AN ORDINANCE AUTHORIZING THE SALE OF UNNEEDED, OBSOLETE OR UNFIT PERSONAL PROPERTY AT PUBLIC AUCTION PURSUANT TO OHIO REVISED CODE SECTION 721.15 AND DECLARING AN EMERGENCY

Second Readings

First Readings

ORDINANCE NO. 2019.14

AN ORDINANCE APPROVING THE APPLICATION OF DEBORA DANIELS AND WILLIAM DANIELS TO REZONE 27 N. VERNON ST., FROM COMMERCIAL DISTRICT (C2) TO RESIDENTIAL (R5) TWO FAMILY RESIDENTIAL DISTRICT, PURSUANT TO THE VILLAGE OF SUNBURY ZONING CODE.

ORDINANCE NO. 2019.15

AN ORDINANCE APPROVING THE APPLICATION OF ARE ESTATES LLC/ MARC LONG TO REZONE 10110 CHESHIRE ROAD, FROM NOT ZONED TO LOW DENSITY RESIDENCE (R2), PURSUANT TO THE VILLAGE OF SUNBURY ZONING CODE.

UNFINISHED BUSINESS:

Verification of July meeting dates.

NEW BUSINESS:

Fireworks discussion

Purchase Order # 32981 – Delaware County Engineer – salt stock - \$5,794.55

Purchase Order # 33009 – First Impressions – Mowing/Cemetery/Town Hall/Pond areas - \$31,906.00 (blanket)

Purchase Order # 33011 – Dukes Root Control - \$8,228.61

Purchase Order # 33012 – C&C Electric – WWTP – PLC - \$15,400.00

ADJOURNMENT.

ADMINISTRATOR'S REPORT

June 5, 2019 Edition

- 1). Charter Commission**—The final Charter Commission meeting is scheduled for 6/12/19.
- 2). WWTP Erosion Control Update** –Steven Pyles, started as our new Zoning Enforcement officer on Monday May 6, 2019. Steve brings a wealth of municipal management/development experience to the position which should prove very helpful as our growth and continued demands of our Zoning staff continues. A copy of his May meeting re-cap is attached.
- 3). GRE Park Fitness Equipment-** Greg Henneke from the Ohio Plan group came out to inspect the equipment for safety and we are still awaiting his report.
- 4). Parks Master Plan Open House-** Scheduled for Thursday June 6, from 5:00 pm – 8:00 pm in Town Hall (first floor) with stations set up for review of Park assets and citizen input as well as presentations on the process at 5:15 and 7:00 pm.
- 5. Summer Helper Update-** Four seasonal summer helpers are now working in the Village for the Street Department.
- 6). MORPC Regional Collaboration NE Meeting-** Thanks to everyone who participated in the May 21, 2019 NE MORPC here at Town Hall. It was a great opportunity to showcase our community to fellow MORPC North East community members.

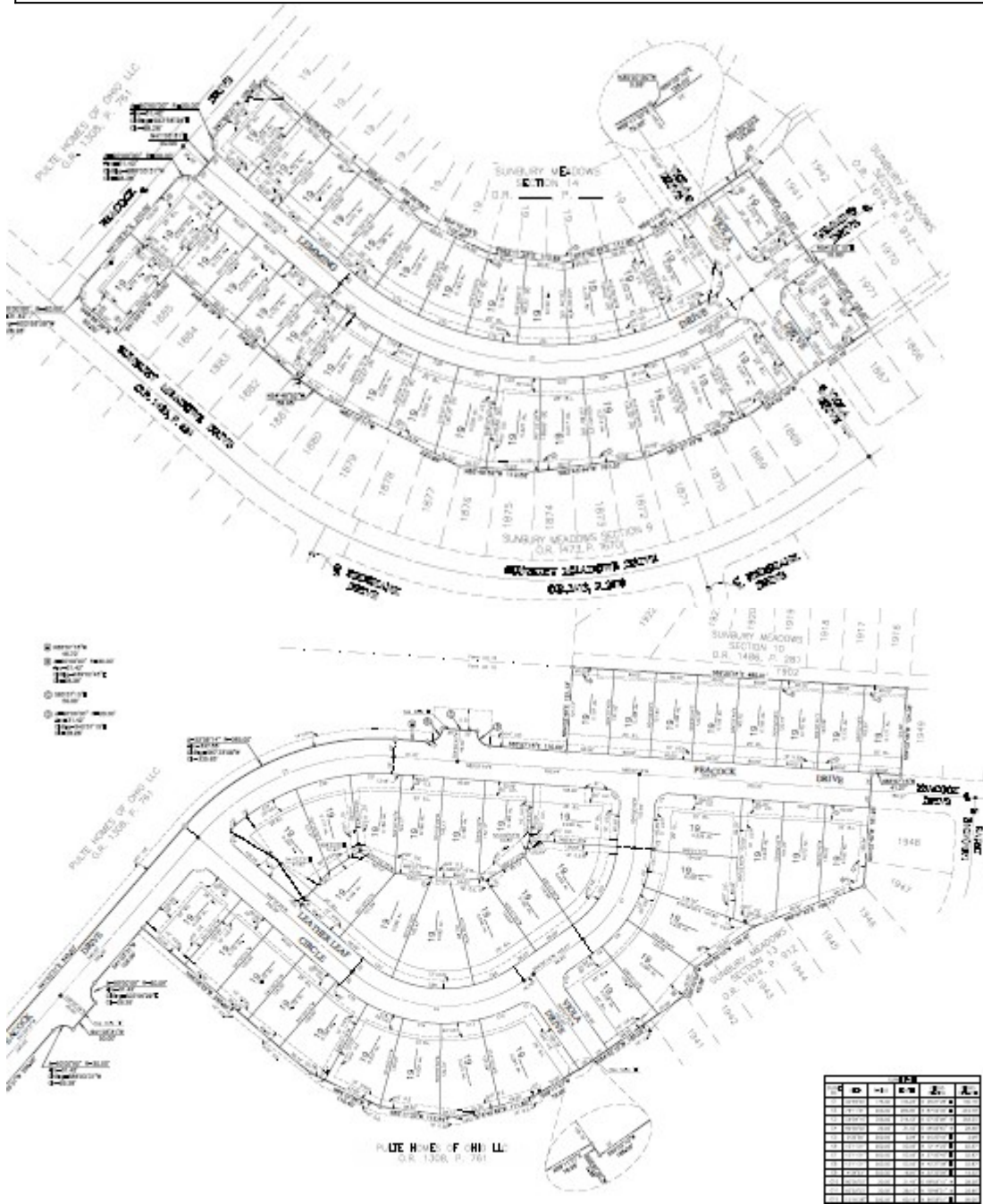
Respectfully Submitted--- **Allen Rothermel**

Prepared By:

David R. Parkinson, P.E. Date: May 31, 2019

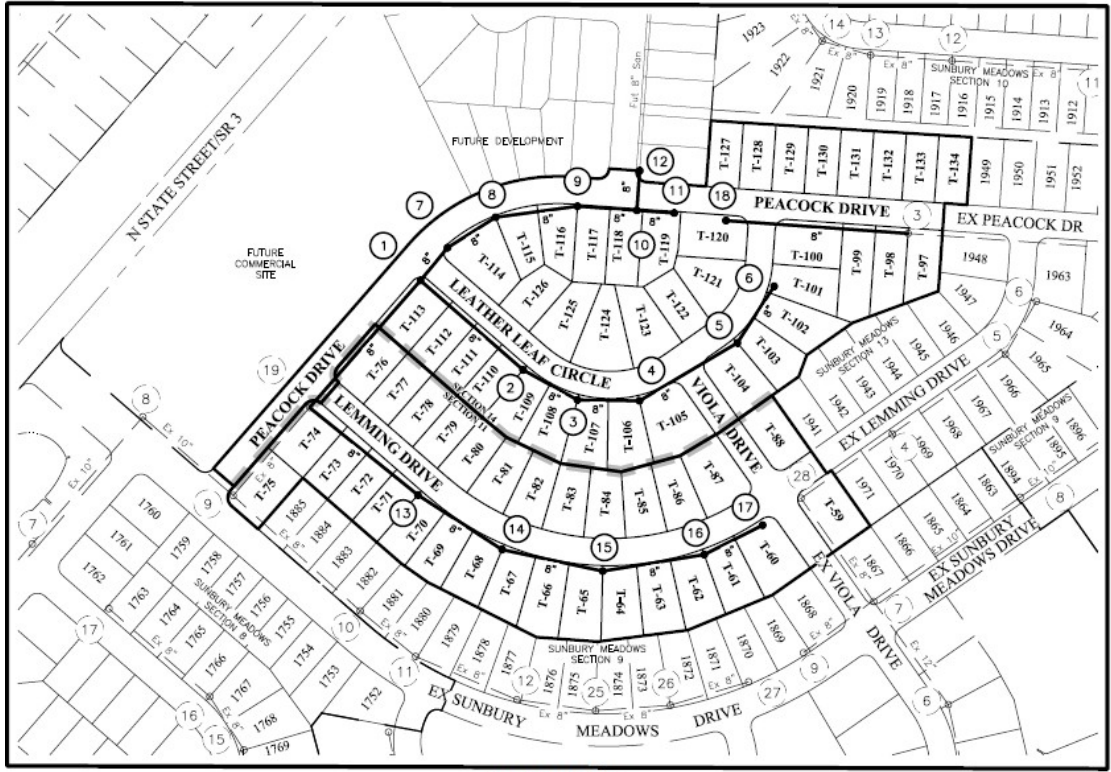
Project Description	Updates
VILLAGE PROJECTS	
<p><u>ODNR Dam Failure Emergency Action Plan (EAP)</u> The Village is under official notice by the ODNR to develop an emergency action plan (EAP) for ground reservoirs by January 2018. This is required for all owners of class 1 dams in the state submitting and EAP is 12/31/17.</p>	<p>The Village has received approval from ODNR for the OMI and EAP.</p> <p>CT met with Mr. Gerwig at the reservoirs to understand how they are operated today. This will inform the final plan.</p> <p>No update.</p>
<p><u>Pavement Condition Ratings and Streets Capital Improvements Program</u> A pavement condition rating (PCR) will be performed on every segment of roadway with based on the Ohio Department of Transportation (ODOT) rating system for local roads. In performing the PCRs, a Streets Capital Improvements Program (CIP) will be developed for roads with observed deficiencies.</p>	<p>Preparations have begun to perform PCRs and develop a CIP.</p> <p>GIS base mapping has been completed.</p> <p>Pavement ratings continued to be completed. PCRs to be finished by middle of June.</p>
<p><u>Village Hall Brick Repairs</u> This project will replace broken brick, remove the inappropriate grout, repoint the grout with appropriate grout, remove and replace broken window sills and lintels (only one or two of each), caulk windows and doors, and waterproof the brick.</p>	<p>Specs and Bid Documents are in process.</p> <p>Anticipate bidding in June with work to be commenced after Labor Day.</p>

<p><u>Parks Master Plan</u> Sunbury is undertaking a Master Plan for the Parks Facilities. This Master Plan will serve as a roadmap for future projects and for providing guidance to developers on the types and locations of park facilities desired by the Sunbury. It will also serve as the foundation for grant applications that could assist in the delivery of the facilities to the community.</p>	<p>Preparations are underway for the Public Open House (June 6, 2019). With the completion of the Open House, we will move from data gathering to analysis and concepts development.</p>
PRIVATE DEVELOPMENT PROJECTS	
<p><u>CinRoc Boat & RV Storage</u> This project includes the construction of a storage facility containing a 6,536 sf storage building and surface storage parking spaces. The project is located in the northwest corner of the Sunbury Industrial Park on Kintner Parkway.</p> <p>Note: Applicant informed CT that the cost to construct exceeded his budget. He is examining alternatives to bring the project back into budget. We advised that if these alternatives were significant, he may need to return to P&Z and/or Council for review and approval of the revised design prior to construction.</p>	<p>Plans were submitted on 3/22/19 and comments provided on 3/29/19.</p> <p>Revised plans were submitted on 4/4/19 and are currently under review. Update to be provided at the 4/17/19 Council meeting.</p> <p>Plans were approved 4/17/19.</p> <p>Revised plans were submitted and are under review.</p>
<p><u>Sunbury Meadows Sections 11 and 14</u></p> <p>Final Plats for Sunbury Meadows Section 11 and Sunbury Meadows Section 14 were submitted.</p> <p>Section 11 contains 30 lots and Section 14 contains 38 lots. The final plats are in accordance with the preliminary plat.</p> <p>Final engineering plans were also submitted for the Street, Storm and Water Improvements and the Sanitary Sewer Improvements. The two sections were submitted as one plan set.</p>	<p>Plans, plats and supporting documentation were submitted on May 7, 2019. Plans are under review.</p>



Sunbury Meadows Section 11 Final Plat

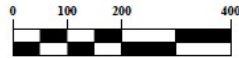
Sunbury Meadows Section 14 Final Plat



INDEX MAP

Scale: 1" = 200'

GRAPHIC SCALE



1 inch = 200 feet

General Location of Sections 11 and 14

PROJECTS CURRENTLY ON HOLD / INACTIVE

- Sunbury Golf Course Development
- Northgate Commerce District
- Granville Street Multi-Family Development
- Little Walnut Creek Trunk Sewer
- Price Ponds Rezoning
- MTB Fourwinds Rezoning
- 5 South Columbus Street Property (Awaiting Environmental Grant Award) – Update:
April Stevens, of Ohio Development Services Agency, is the person responsible for administering the AGS fund. She informed Jeff Hollinger (SME) that the DeWine administration has put a hold on all approvals within the grant fund, date uncertain. She implied that additional approvals are unlikely before the new fiscal year, which begins July 1, 2019. There are nine approvals currently on hold (and we're one of them).
- Magnolia Park (Formerly Orchid Park) – Update:
Applicant submitted revised documents. They are under review. This project will be pulled from inactive and moved to active private projects on the next report.

PROJECTS UNDER CONSTRUCTION

Arrow Industrial Supply	Building is complete. Grading, utility services, and paving has been complete permit has been issued with conditions. Site lighting still to be completed. La begun.
Dairy Queen	Final landscaping still to be completed.
Chase Bank	Underground utilities have been installed. Construction of the building is complete. Concrete and pavement base has been installed. Surface asphalt installation has not yet been performed. Landscaping is complete. The bank is operating and open to the public.
Sunbury Meadows Section 13	Mass grading, sanitary, storm, water, gas, curb, and concrete pavement base have all been completed. Construction of public improvements is coming to a completion. Pavement was placed this week.
Sunbury Meadows Section 15	Mass grading, sanitary, storm, water, gas, curb, and concrete pavement base have all been completed. Construction of public improvements is coming to a completion. Pavement was placed this week.
Inn at Walnut Trail	Mass grading, sanitary, storm, and water have all been completed. Grading of the retention pond and seeding and mulching are currently being performed. Curbing and asphalt pavement are partially installed. Construction of the building is progressing.
Sunbury Meadows Drive Extension	Storm, sanitary, and water work is substantially complete. Roadway has been "cut in". Subbase was proof-rolled this week. Roadway construction to begin shortly. Paving and substantial completion are anticipated in June.
Vantage Logistics	Construction is complete.
N. Miller Drive MOB	Plans approved; construction imminent
2018/2019 Street Programs	Contract is being executed by the Contractor; Pre-Con to be scheduled shortly

RESIDENTIAL PLOT PLAN REVIEWS

The following residential plot plan submittals were received since the previous Council Report:

Information was not available at time of report.