



Village of Sunbury

Joe St. John, Mayor
Steven Pyles, Administrator, Zoning Officer
Kathy Belcher, Fiscal Officer

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AGENDA PLANNING AND ZONING MEETING August 30, 2021 @ 6:30pm

Silent Prayer & Pledge of Allegiance

Roll Call: Joe St John, Joe Gochenour, Gregory Elliott, John Lieurance, Rick Ryba and Debra Miller

- **Public Hearing – Joshua and Kelly Shuff – 292 Rainbow Avenue
Variance(s)**

The applicant has requested variance(s) for Parcels #417-144-09-008-000 and #417-144-09-009-000 to resurvey two existing parcels (one with road frontage along Rainbow Avenue and a parcel behind which is landlocked) to create two new parcels both with road frontage on Rainbow Avenue, one lot to contain the existing residence, garage and shed and one lot which would be a new buildable lot. They are requesting variances for the newly created lots as follows:

1. Reduce Required Lot Area from 12,000 sq. ft. to 8,700 sq. ft. for both parcels
2. Reduce Required Front Yard Setback on Parcel 1 from 40 feet to 10 feet.
3. Reduce Required Front Yard Setback on Parcel 2 from 40 feet to 15 feet.

Anticipated Process

- Applicant Presentation
- Public Comment

- **Public Hearing – Pulte Group – 759 Peacock Drive and 1584 Nettle Court Variance(s)**

The applicant has requested a variance for Parcels #417-4123400600 and #417-4122806700 to reduce rear yard setbacks as follows:

- 759 Peacock Drive – A five-foot reduction of the 40-foot rear yard setback specified in the approved development text and final plat.
- 1584 Nettle Court – A three-foot reduction to the 70-foot rear yard setback specified in the approved development text and final plat.

Anticipated Process

- Applicant Presentation
- Public Comment

Public Hearing Ends

REGULAR MEETING

- **Commission Review – Joshua and Kelly Shuff – 292 Rainbow Avenue Variance(s)**

The applicant has requested to resurvey two existing parcels (one with road frontage along Rainbow Avenue and a parcel behind which is landlocked) to create two new parcels both with road frontage on Rainbow Avenue, one lot to contain the existing residence, garage and shed and one lot which would be a new buildable lot. They are requesting variances for the newly created lots as follows:

4. Reduce Required Lot Area from 12,000 sq. ft. to 8,700 sq. ft. for both parcels
5. Reduce Required Front Yard Setback on Parcel 1 from 40 feet to 10 feet.
6. Reduce Required Front Yard Setback on Parcel 2 from 40 feet to 15 feet.

Anticipated Process

- a. Applicant Presentation
- b. Staff Report
- c. Comments or Questions
- d. Commission Action

- **Commission Review – Pulte Group – 759 Peacock Drive and 1584 Nettle Court Variance(s)**

The applicant has requested two variances as follows:

- 759 Peacock Drive – A five-foot reduction of the 40-foot rear yard setback specified in the approved development text and final plat.
- 1584 Nettle Court – A three-foot reduction to the 70-foot rear yard setback specified in the approved development text and final plat.

Anticipated Process

- a. Applicant Presentation
- b. Staff Report
- c. Comments or Questions
- d. Commission Action

- **Commission Review Continued From July, 26,2021 Meeting – Metro Development - Rezoning**

The applicant has requested to rezone parcel(s) #418-140-01-059-000, # 418-140-01-005-003, #418-140-01-060-000 and #417-230-01-029-000 from Not Zoned to Planned Residential and Planned Commercial Zoning Districts. The parcels adjoin 3B's&K and Africa Road.

Anticipated Process

- a. Applicant Presentation
- b. Staff Report
- c. Comments or Questions
- d. Commission Action

- Visitors
- Motion to Approve Minutes.
- Zoning Report
- Discussion/New Business
- Next Meeting Date: September 27, 2021
- Schedule Special Meeting for Code Updates
- Adjournment