

Village of Sunbury

Tommy Hatfield, Mayor
Allen Roethermel, Administrator
Kathy Belcher, Fiscal Officer
Steven Pyles, Zoning Inspector

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AGENDA **PLANNING AND ZONING MEETING** **September 28, 2020 @ 6:30pm** **Virtual Meeting**

Silent Prayer & Pledge of Allegiance

Roll Call: Tommy Hatfield, Joe St John, Joe Gochenour, Rick Ryba, John Lieurance, Gregory Elliott

- **Public Hearing – 121 SR 3, Sunbury Mills Plaza, Out Parcel C - Side Yard Setback**
Development Consulting Company is requesting a variance from side yard setbacks to construct a car wash.

Anticipated Process

- a) Staff Report
- b) Applicant Presentation
- c) Public Comment

- **Public Hearing – MTB and EMME Holdings – Rezoning (6:45 p.m.)**
MTB Fourwinds, LLC and EMME Holdings, LLC are requesting a rezoning of 53.007 acres of parcels #4172300101600 and #4172300101700 located south of Fourwinds Court from Not Zoned to Planned Commercial District (PCD).

Anticipated Process

- a) Staff Report
- b) Applicant Presentation
- c) Public Comment

Public Hearings Conclude

Regular Meeting of Commission Call to Order and Roll Call

Roll Call: Tommy Hatfield, Joe St John, Joe Gochenour, Rick Ryba, John Lieurance, Gregory Elliott

- **Variance - 121 SR 3, Sunbury Mills Plaza, Out Parcel C - Side Yard Setback**
Development Consulting Company is requesting a variance from side yard setbacks to construct a car wash.

Anticipated Process

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

- **Rezoning - MTB and EMME Holdings**

MTB Fourwinds, LLC and EMME Holdings, LLC are requesting a rezoning of 53.007 acres of parcels #4172300101600 and #4172300101700 located south of Fourwinds Court from Not Zoned to Planned Commercial District (PCD).

Anticipated Process

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

- **Major Site Plan and Building**

Richland Engineer Limited has submitted an application for the construction of a car wash on behalf of IMO US South LLC. The proposed location is Outlot C, a vacant lot to the south of Sherwin Williams, in Sunbury Mills Plaza. This item was tabled at the 8/24/20 meeting.

Anticipated Process

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

- **Development Plan**

MTB Fourwinds, LLC and EMME Holdings, LLC are proposing a development plan of 53.007 acres of parcels #4172300101600 and #4172300101700 located south of Fourwinds Court as a Planned Commercial District (PCD).

Anticipated Process

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

- **Preliminary Major Subdivision Plan and Plat Review**

V3 has submitted a major subdivision plan and preliminary plat on behalf of Civenco for Magnolia Park. Magnolia Park is a 40-lot subdivision located at Cheshire Road and Big Walnut Way.

Anticipated Process

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

- Appointment of Planning and Zoning Commission member to serve on Community Investment Area Housing Council – Per Ohio Revised Code, a member of the P&Z is one of seven members of this Council. The Community Reinvestment Area (CRA) Housing Council shall make an annual inspection of the properties and reports filed within the Sunbury Community Reinvestment Area for which an exemption has been granted under Section 3735.67 of the Ohio Revised Code. The Council shall also hear appeals under Section 3735.70 of the Ohio Revised Code.
- Motion to approve Minutes
- Zoning Report
- Discussion/New Business
- Next Meeting Date: October 26, 2020
- Adjournment