

# Village of Sunbury

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

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## **AGENDA PLANNING AND ZONING MEETING June 1, 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 – Newman Industrial Park – Triple A Holdings LLC – Rezoning**

Tim Newman is requesting the zoning of the Paprocki property be changed from Not Zoned to Planned Industrial District for the northern half of the property, approximately 16.7 acres, and that the southern half of the property, with frontage on SR36/37, remain Not Zoned.

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

### **• Public Hearing – Price Ponds - The Romanelli Company LLC – Rezoning**

The Romanelli Company LLC is requesting to rezone approximately 183.97 acres from Not Zoned to Planned Residential District. The property is located along Golf Course Road and the intersection with Cheshire Road.

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

### **Public Hearing Concludes**

### **Regular Meeting of Commission Call to Order and Roll Call**

### **• Commission Review - Newman Industrial Park – Triple A Holdings LLC – Rezoning**

Tim Newman is requesting the zoning of the Paprocki property be changed from Not Zoned to Planned Industrial District for the northern half of the property, approximately 16.7 acres, and that the southern half of the property, with frontage on SR36/37, remain Not Zoned.

#### **Anticipated Process**

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

- **Commission Review - Price Ponds - The Romanelli Company LLC – Rezoning**

The Romanelli Company LLC is requesting to rezone approximately 183.97 acres from Not Zoned to Planned Residential District. The property is located along Golf Course Road and the intersection with Cheshire Road.

**Anticipated Process**

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

- **Major Site Plan and Building**

- Elter Building Systems has submitted an application for the construction of an additional 12,000 s.f. trailer manufacturing and warehouse building on behalf of Gerling and Associates. The proposed location is 200 Kintner Parkway. Continued from 4/27/20 meeting.

**Anticipated Process**

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

- **Preliminary Plat**

- Pulte Homes has submitted a preliminary plat application for Section 16 of Sunbury Meadows located on the east side of SR3 in the northwest corner of the development. 33 lots are proposed comprised predominantly of patio style homes similar to those built on Common Bent Drive.

**Anticipated Process**

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

- **Major Site Plan – Subsequent Review**

- Big Walnut Schools has submitted site/civil plans for the construction of the athletic complex, stadium, baseball and soccer fields, tennis courts and concession stand, phase of their project. This is a subsequent review of a site plan and building application previously approved by the Commission and Sunbury Council.

**Anticipated Process**

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

- Motion to approve Minutes
- Zoning Report
- Discussion/New Business
- Next Meeting Date: 6/22/20 there is a fifth Friday in June
- Adjournment