

Buckeye Lake Village Public Hearing Minutes
Held in Council Chambers, streamed to the Village Facebook page
November 25, 2024

Call to Order: By Council President John Lemmon 6:32p.m.

Roll Call: Present: Don Cable, Deb Julian, Douglas Keener, John Lemmon, Sue Wadley, Tom Wolfe
Absent: Kellie Green

Staff Present: Linda Goodman, Mayor; Samantha Torres, Clerk of Council; Rex Adkins, Code Enforcement Officer

Public Hearing on the matter of:

Ordinance 2024-60 – AN ORDINANCE AMENDING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PARCELS FROM AGRICULTURE AND R2 TO PLANNED MIXED USE DEVELOPMENT (PMUD).

Council President Lemmon stated that some details of the project would be explained tonight but that council is not approving any details of the project and that this is just approving the rezoning of the land so they can move forward. A lot of the details of the plan will go back to the Planning and Zoning Commission to go through that process.

Phil Moorehead, RLA, CLARB, and Partner of G2 Planning and Design (720 East Broad Street Columbus, Ohio 43215), planner for this project, explained that there are two parcels and they have a common owner. He was joined by Craig Stevenson of Harral and Stevenson who is their Civil Engineer and Rudy Stefanitsis who is the real estate broker for the site. Phil's client, John Angeles, along with John's planning consultants Greg Davis and Isaiah Wily joined the public hearing via Zoom. Kim Littleton, Senior Planner of OHM Advisors (contracted primary village planner consultant agency and backup engineering services provider for the village) also joined via Zoom.

Phil explained some background of the project, that the subject site is approximately 29.7 acres, southeast of I-70 and SR-79. Currently zoned agricultural with one R2-Residential property to the south of the bulk of the site off of Worth Drive. Bound on the east side by Mill Dam Road and existing self-storage units and to the south by existing single-family residential R2 houses. Phil's team has been studying the site for two years and has been working with the village as they develop the comprehensive plan, so they have a couple iterations of this plan. Earlier this year there were some pre-application meetings with OHM and the village where they received some constructive feedback where they wanted the site to be shuffled around a little bit. There was a multi-family residential component in the northwest corner of the site, adjacent to I-70 and Hebron Road. OHM suggested it be swapped with the retail, commercial, hospitality, restaurant sub-area that was at the Mill Dam / eastern part of the site. By bringing that retail and commercial use up to Hebron Road and I-70, they would better align with the comprehensive plan and what it had laid out for the site which is interchange-commercial. Phil stated that is the plan that is in front of everyone tonight and it is his understanding that they are almost in complete conformance with the comprehensive plan on that front.

Kim Littleton, OHM via Zoom – with respect to comprehensive plan – as they were putting together the plan, there is quite a bit of development potential along the major freeway with frontage that not every community has. That was an area that could be marketed for more roadway-oriented type usage for tourist attractions and highway-oriented service usage. The core of the community would have uses related and scaled to the lake. Opportunity to do large-scale retail, commercial, and even some housing further away from the freeway, whereas in the core area of the community, there were smaller, locally-oriented uses in keeping with the historic character of the downtown area. As the comprehensive plan moved along the corridor between the two areas, that area of development would be mixed-use and could have housing along the corridor as well. The concept of the comprehensive plan was focused on the freeway-oriented area, the SR-79 corridor, and the core area of the community, along with the park, as the economic engine for the village. The other areas of the neighborhoods would be redeveloped, in-filled in some places as there are some fairly good-sized pieces of ground that would end up creating some local demand for a lot of those goods and services. The plan was trying to cater to future tourism and to also improve wayfinding. President Lemmon asked Kim if, as the village consultant, this rezoning

would meet the comprehensive plan and what the village is going for. Kim said correct, for that area and it is also supportive of other areas in the community.

Phil stated that with the general outline conforming with the interchange-commercial that was recommended in the comprehensive plan, they have taken the site and broken it up into 3 sub-areas, with the largest being sub-area B with frontage along I-70. This area would be the most intense area for retail-commercial-hospitality development – professional offices, restaurants. Tallest height district of the sub-areas. It is generally in conformance with the uses that are permitted under Neighborhood Center Mix in Article 14 of the current zoning book. The south-central portion of the site, sub-area A, located east of Worth Drive, will consist of a lot of the similar types of uses that might be permitted in the medium-sized retail-commercial uses within sub-area B but on a more pedestrian scale. What they want to try to create there is livelier streetscape with up to a 0-foot setback for the right-of-way of the buildings, ground-floor retail, commercial office space, to potentially include live/work units. Would encourage a mix of plazas, patio space, with the bulk of parking located to the rear of the buildings. Sub-area A is the heart of the development and that is how they want to set the stage for the experience that they will have here. Lively streetscape. Different modes of transportation. Mixed-used path. Encourage visitors, residents, and pedestrian interaction and activity inside and outside of the site. Walkable neighborhoods. Councilor Julian asked what is the projected resident capacity? Phil – in sub-area C, the multi-family residential area – they would allow for up to 180 dwelling units. Based on their research, it might be skewed toward 1–2-bedroom units. Sub-area A has an allowance for one to two stories of residential usage above the ground-floor retail and commercial, making an additional 40 residential units there. Sub-area B does not have residential currently proposed.

Public Comments – Misty Risch – 71 Worth Drive – Misty asked, if sub-area B is going to be all commercial, what will they do for the current residents who live on Worth Drive when the commercial comes in, such as a sound barrier or privacy fence? Phil stated that the intent within the development text was that, at the absolute minimum, they would have a 10-foot privacy fence along the south end of the property and a building could be no closer than 15 feet from the southern property line. A vegetative screen of evergreen and deciduous trees could be planted as well but a physical barrier is not planned at the moment but is possible. Councilor Cable stated that protecting the privacy of the current people living there is a valid concern. Nothing has been there for 30 years and this is a significant change for those who live there. Councilor Wolfe asked, what does nighttime lighting look like? Phil stated the text does not state that, and Councilor Lemmon stated the village code would address that and would have to go through the planning commission. Misty asked, Worth Drive is considered a two-lane road – will the road be expanded? If so, how will that encroach on the current properties? Councilor Lemmon stated that the roads will need to be compliant. Misty has children and is worried about the increased traffic and sidewalks to keep them safe. Councilor Lemmon stated an 8-foot mixed-use path will go in on one side and sidewalks go in on the other. Councilor Wadley stated that Worth Drive goes in and curves and some people get lost back in there - what will happen with this? Phil stated that access will go straight in. Misty's concern is making sure they have the road width for people needing to turn around if they get lost. There will be an entrance from Mill Dam Road as well. Councilor Wadley asked how long it takes the privacy trees to mature? Phil – 20 years maybe. Councilor Wadley - need to be able to balance it. Resident Misty Risch stated she has big dogs and kids and wants to make sure they are not drowned by lights, sounds, and people. Her property backs up to this development. Council encouraged all in that area to attend and give their input at the Planning Commission meetings throughout this process.

Melinda Combs – owns the Anchors Away storage units near there – regarding residential housing – will this be single-family homes, condos for purchase, or will it be rental properties? Phil stated there will definitely be some multi-family units. It will most likely be rental property like apartments. Some flavor of multi-family. Very likely rental properties.

Mayor Goodman – we have worked with this group for a couple of years. Met with planners from OHM and had a couple of really good working sessions with them and have moved some things around that will work well for the village, the owners, and the developer and still meet the comprehensive plan. That is why we spent the amount of time we did on the comprehensive plan. These owners are very responsible and willing to work with the village and follow the comprehensive plan. That is encouraging for this project.

Adjournment: Motion by Councilor Wolfe, seconded by Councilor Keener, to adjourn the public hearing. All in favor.
Public hearing adjourned at 6:57pm.

NEXT MEETING: Regular Council Meeting – November 25, 2024



Samantha Torres, Council Clerk


John Lemmon, Council President