



Zoning & Subdivision Committee

Thursday, October 11, 2018

1:00 pm

- Minutes from last meeting of September 13, 2018
- 1. Review of Mills of Watkins Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero – City of Dublin Planning Director
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Dave Gulden – LUC
Heather Martin – LUC
Brad Bodenmiller – LUC



Staff Report – Mills of Watkins Preliminary Plat

Applicant:	<p>Buxton Development Co. c/o Barney Dodson/Doug Annette 7510 Merchant Road Plain City, OH 43064 doug@ohiofarmhouse.com</p> <p>Diamond V, LLC c/o Steve Lamphear PE PS 8205 Smith Calhoun Road Plain City, OH 43064 steve.l@diamondvllc.com</p>
Request:	Approval of the Mills of Watkins – Preliminary Plat.
Location:	Located west of Watkins Road, south and adjacent to Buxton Meadows in Dover Township, Union County.

Staff Analysis:	<p>**The LUC Executive Committee accepted the developer’s request to table this Preliminary Plat at the September 2018 meeting. Since the meeting, this report was updated; changes are bolded. The recommendations at the end of this report are also updated.**</p> <p>This Preliminary Plat involves 17.02 acres of land and 20 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 2.76 acres of right-of-way ○ 8.54 acres of single-family residential lots ○ 5.71 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ Individual household wells ○ Pump station and central sewer (Union County) <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Union County Engineer’s Office submitted comments in a letter dated 09-06-18. The Engineer’s Office recommended approval with modifications. Some of those modifications are listed below and summarized for reference. (Please refer to letter for all comments.)
------------------------	---



Staff Report – Mills of Watkins Preliminary Plat

1. A left turn lane must be installed on Watkins Road.
2. A TIS will need to be submitted and approved prior to approval of the construction plans to determine right turn lane warrants.
3. All off-site road improvements needed for opening day are to be constructed at the same time with the internal roadway infrastructure, pending results of the TIS.
4. The perpendicular intersection of Watkins Road and Clifton Mill drive needs to extend at least 100'.
5. Provide a clear label and definition of all easements within the development, including who all easements are granted to.
6. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
7. Provide a letter from the Health Department for approval of well locations.

• **Union County Soil & Water Conservation District**

- No comments received as of 09-05-18.

• **Union County Health Department**

- ~~The Health Department submitted a copy of its Preliminary Plan Checklist dated 08-20-2018. There are items marked incomplete. This includes Item #37, which notes Board of Health approval is required for more than 5 lots. (Please refer to checklist for all comments.)~~
- **The Health Department submitted comments in an email dated 09-20-2018. The Board of Health approved the subdivision's request and supported the preliminary approval of Health Department staff.**

• **City of Marysville**

- The City of Marysville submitted comments in a letter dated 09-07-18. The City recommended approval upon addressing its comments in the final engineering process. **Some** of those comments are



Staff Report – Mills of Watkins Preliminary Plat

listed below and summarized for reference. (Please refer to letter for all comments.)

1. Please provide a 20' utility easement along the entirety of this parcel's frontage with Watkins Road.
2. The developer shall provide proof of the sanitary force main easement from Lot 84 (Buxton Meadows) along Hinton Mill Road.
3. Confirm the ownership and maintenance responsibility for each of the wastewater components.
4. Backyard sanitary sewers are not permitted. The sanitary sewer alignment for Lots 1 through 5 shall be revised.
5. A larger sanitary sewer easement (30 feet) shall be provided for the proposed side yard sanitary sewer between Lots 16 and 17.

• Dover Township

- Dover Township submitted comments in a letter dated 09-04-2018 with questions/concerns from the Dover Township Trustees.
 1. What will become of the road connection in Phase 3?
 2. The road connection is completed when Phase 3 comes into completion.
 3. Want to make sure that the proposed green space is only for Phase 1, 2, and 3.
 4. Want to make sure the development follows the Dover Township zoning requirements.

• ODOT District 6

- No comments received as of 09-05-18.

• Union Rural Electric

- URE submitted comments in a letter dated 09-05-2018. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. UREC advised electric and gas easements must be platted and shown on the Final Plat. UREC still needs to work with developer to complete UREC electrical facility layout.



Staff Report – Mills of Watkins Preliminary Plat

	<ol style="list-style-type: none"> 2. URE/CERC require an easement along the northernmost section of the future phase, in order to install natural gas facilities to Phase 1. This would be the existing drainage easement for Buxton Meadows Subdivision. 3. URE requires an easement for primary installation entering the development on the south side of Clifton Mill Drive. 4. URE requires a 20' electric easement extension onto development of Phase 2. 5. URE easement needed between lots 8 and 9 to accommodate installation for Blackhurst Mill Ct section. 6. URE/CERC natural gas line needs an easement from drainage area easement to Phase 1 development area, extending out to Watkins Road. 7. All easement areas must be continuous for electric and gas facilities. <p>• LUC Regional Planning Commission</p> <ol style="list-style-type: none"> 1. Note date of survey and zoning classification of adjoining properties (§313, 4. & 9.). 2. If the subdivider proposes individual household wells, the County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval (§314, 7.). 3. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414). 4. A letter from Dover Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.). 5. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
--	---

<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of Mills of Watkins – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union</p>
--------------------------------------	---



Logan-Union-Champaign
regional planning commission

Staff Report – Mills of Watkins Preliminary Plat

	County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
--	--

Z&S Committee Recommendations:	
---	--

Brad Bodenmiller

From: Brad Bodenmiller
Sent: Tuesday, October 2, 2018 11:34 AM
To: 'steve.l@diamonvllc.com'
Cc: 'Douglas Annette'; Jim Cogar (jim.cogar@uchd.net); Dave Gulden
Subject: RE: Mills of Watkins - Well Location Plot Approval
Attachments: Health Department 09-19-2018.pdf

Hello, Steve,

I'm well, and trust you are too. I read the email string you forwarded—thanks for sharing it.

I understand the Union Co (U) Board of Health approved use of the individual household wells for this phase. I put a copy of the email string, along with the attached email, with your application. We'll get the communications on our website and share this at the LUC meeting.

You don't need to submit anything on letterhead. (We typically receive comments/updates from the governmental reviewing agencies on letterhead.)

Bradley J. Bodenmiller

Planner II | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

From: Steve Lamphear <steve.l@diamonvllc.com>
Sent: Tuesday, October 2, 2018 7:51 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: 'Douglas Annette' <dolan@ohiofarmhouse.com>
Subject: FW: Mills of Watkins - Well Location Plot Approval

Hi Brad,

I hope all is well with you.

Recently I received notice from Jim Cogar that the water wells for the Mills of Watkins Phase I was approved by the Union County Board of Health.

Please see the email below that Jim Cogar sent concerning the approval.

I wanted to make sure you received this information by the 3rd. I hope to have it included with our preliminary plat application which is scheduled to be presented to the LUC Commission on October 11th.

If you need any additional information or if I can provide any additional assistance with this application, please don't hesitate to ask.

Also, I'm not sure if I should submit this updated information on our letterhead, please let me know either way.

Thank you,

Steve Lamphear, PE, PS
Diamond V, LLC

8205 Smith Calhoun Road
Plain City, OH 43064
(614) 620-0331

----- Forwarded message -----

From: **Jim Cogar** <jim.cogar@uchd.net>
Date: Thu, Sep 20, 2018 at 4:45 PM
Subject: Re: Mills of Watkins - Well Location Plot
To: Steve Lamphear <steve.7898@gmail.com>, Douglas Annette <doug@ohiofarmhouse.com>

Hi Steve,

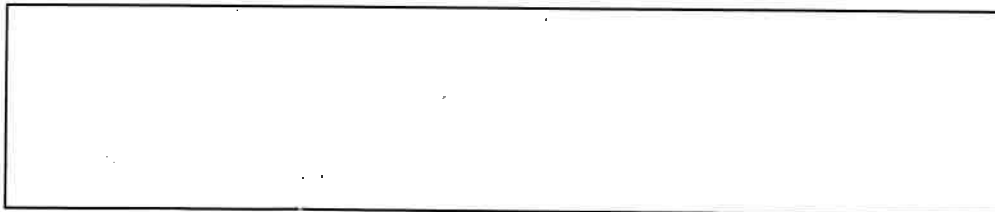
The Mills of Watkins was approved by the Union County Board of Health on September 19, 2018 (as presented - see below)

"Our office received an application for a twenty (20) lot subdivision (Phase 1) of the Mills of Watkins -- located in Dover Township. This twenty lot subdivision will be serviced by an existing sanitary sewer system (extended aeration package plant) operated by the Union County Engineer's Office. The water supply for these lots will be individual private water systems, which will be permitted by our office as each lot is developed. Jim Cogar R.S. has been working with Steve Lamphear of Diamond V, LLC Surveyors & Engineers on the preliminary plat, in coordination with the Logan-Union-Champaign (LUC) Regional Planning Commission. Mr. Lamphear has addressed all necessary revisions, including sanitary sewer easement considerations (for future connections) of existing homes (that have septic systems) adjacent to the subdivision. With the aforementioned in mind, Mr. Cogar is prepared to grant preliminary approval at this time; and also recommends that the Board grant final approval. See attached subdivision plan."

Please let me know if you have any additional questions.

Thank you,

Jim Cogar R.S.
Deputy Director
Environmental Health Division
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Main: 937-642-2053
Direct: 937-645-2041
jim.cogar@uchd.net



A nationally accredited health district since March 2017.

CONFIDENTIALITY NOTICE

This email and any files transmitted with it are intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and prohibited from redisclosure under applicable law. If the reader of this notice is not the intended recipient; you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the originator of this message immediately.

This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

On Thu, Sep 20, 2018 at 4:30 PM, Steve Lamphear <steve.7898@gmail.com> wrote:

Hi Jim, just checking in, do you have any good news for the Watkins Rd prohect?
Thanks,
Steve@Diamond V

On Wed, Sep 12, 2018, 1:09 PM Jim Cogar <jim.cogar@uchd.net> wrote:

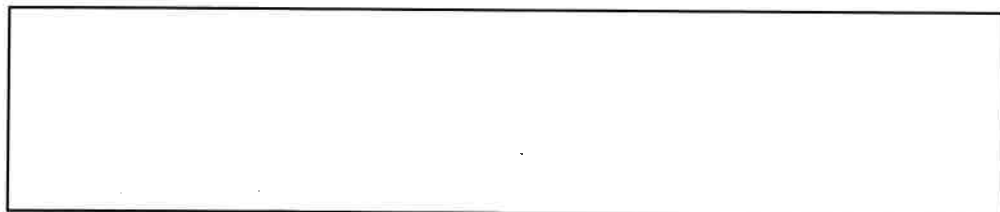
Steve,

Attached below you will find the water systems development plan page with my preliminary approval in the top right corner. With the revisions made, including the additional sanitary sewer easements (for future sanitary connections of the adjacent lots with septic systems), I have sent my recommendation of final approval to the Union County Board of Health. The Board of Health will meet on September 19, 2018 at 7:30 AM in the Union County Services Building - located at 940 London Ave. Marysville, Ohio.

Please feel free to contact me if you have any questions.

Thank you,

Jim Cogar R.S.
Deputy Director
Environmental Health Division
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Main: 937-642-2053
Direct: 937-645-2041
jim.cogar@uchd.net



A nationally accredited health district since March 2017.

CONFIDENTIALITY NOTICE

This email and any files transmitted with it are intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and prohibited from redisclosure under applicable law. If the reader of this notice is not the intended recipient; you are hereby notified that any dissemination, distribution, or copying of this

communication is strictly prohibited. If you have received this communication in error, please notify the originator of this message immediately.

This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

On Wed, Sep 12, 2018 at 11:40 AM, Steve Lamphear <steve.l@diamondvllc.com> wrote:

Jim,

Thanks for your help.

Attached for your approval is the updated plot showing the wells and updated sanitary easements for the adjoiningers.

This should plot/ print to scale on 11x17 paper.

Thank you,

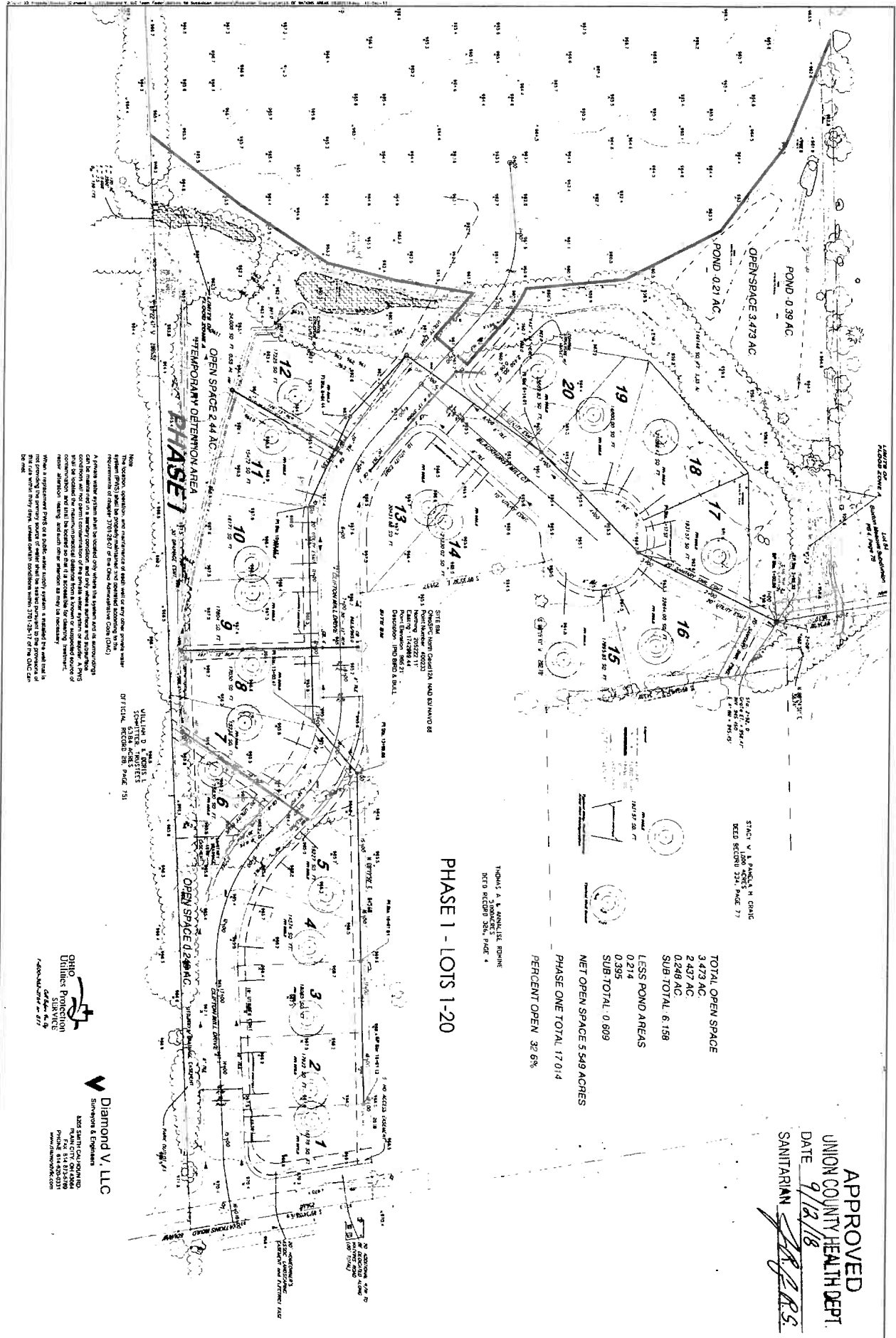
Steve Lamphear, PE, PS

Diamond V, LLC

8205 Smith Calhoun Road

Plain City, OH 43064

(614) 620-0331



APPROVED
 UNION COUNTY HEALTH DEPT.
 DATE 9/12/18
 SANITARIAN *[Signature]*

TOTAL OPEN SPACE
 3.473 AC
 2.437 AC
 0.248 AC
 SUB-TOTAL: 6.158
 LESS POND AREAS
 0.214
 0.335
 SUB-TOTAL: 0.609
 NET OPEN SPACE 5.549 ACRES
 PHASE ONE TOTAL 17.014
 PERCENT OPEN 32.6%

PHASE 1 - LOTS 1-20

THOMAS & ANKLEJE ROHNE
 REGD RECORD 324 PAGE 4

STACY V. PANKULA, R. CHASE
 REGD RECORD 324 PAGE 77

NOTE:
 The location, operation, and maintenance of each well or any other ground water
 dependent well shall be the responsibility of the owner of the well. The owner shall
 maintain the well in accordance with the applicable local, state, and federal laws.
 A person shall not be held liable for any damage to the well or any other ground water
 dependent well if the damage is caused by the actions of the owner of the well.
 The location, operation, and maintenance of each well or any other ground water
 dependent well shall be the responsibility of the owner of the well. The owner shall
 maintain the well in accordance with the applicable local, state, and federal laws.
 A person shall not be held liable for any damage to the well or any other ground water
 dependent well if the damage is caused by the actions of the owner of the well.
 The location, operation, and maintenance of each well or any other ground water
 dependent well shall be the responsibility of the owner of the well. The owner shall
 maintain the well in accordance with the applicable local, state, and federal laws.
 A person shall not be held liable for any damage to the well or any other ground water
 dependent well if the damage is caused by the actions of the owner of the well.

CHINA
 DILLON
 ENGINEERS
 ARCHITECTS
 1400-1400-1400

Diamond V. LLC
 1400-1400-1400

Brad Bodenmiller

From: Dave Gulden
Sent: Thursday, September 20, 2018 7:11 AM
To: Jason Orcena
Cc: Brad Bodenmiller
Subject: Re: Subdivision

Thanks Jason.

On Sep 19, 2018 17:14, Jason Orcena <jason.orcena@uchd.net> wrote:
Hi, Dave.

In case you haven't heard, the Board of Health approved the subdivision's request and support Ed Jim's preliminary approval.

Jason



Zoning & Subdivision Committee
Thursday, October 11, 2018

The Zoning and Subdivision Committee met in regular session on Thursday, October 11, 2018 at 1:00 pm at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Wes Dodds, Chad Flowers, Dave Gulden, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Tom Scheiderer, and Andy Yoder. Absent members were: Scott Coleman, Vince Papsidero, and Jeff Stauch.

Guests included: Fred Vogel, ODOT District 7 & 10 Regional Manager; Adam Moore, City of Urbana; Dave Faulkner, Champaign County Commissioners; John Frey, Dover Township; John Bayliss, Logan County Commissioner; Doug Annette, Modern Farmhouse; Barney Dodson; Steve Lamphear; Linda Tempesta.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Charles Hall moved a motion to approve the minutes from the September 13, 2018 meeting as written and Andy Yoder seconded. All in favor.

1. Review of Mills of Watkins Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - John Frey – The Trustees don't want construction traffic going through Buxton Mews. They don't want construction traffic on those streets back there. Trustees want to make sure it's noted; with the green space proposal that suits everyone.
 - Doug Annette – It would be Phase 4 before that would happen.
 - Charles Hall made the first motion to recommend approval with conditions of the Mills of Watkins Preliminary Plat with staff and reviewing agency comments and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:04 pm with Steve McCall moving the motion to adjourn and Andy Yoder seconding. All in favor.