



**CITY OF TALLMADGE
PLANNING & ZONING COMMISSION
MEETING MINUTES**

October 7, 2021

7:00 p.m.

Council Chambers

Per the RC-2 Schedule, meeting recordings and communications will remain on file in the Planning and Zoning Department

I. Call to Order

Chair Gerald Taylor called the meeting to order at 7:00 pm.

II. Pledge of Allegiance

III. Roll Call

Commission Members present: Gerald Taylor
 Julie Oliver
 Patrick Larson
 Kevin Heilmeier
 Stephen Ryder

Administration present: Dave Kline, Mayor
 Helene Hussing, Planning & Zoning Manager

IV. Approval of Minutes

A motion to accept the September 2, 2021 minutes was made by Mrs. Oliver and seconded by Mr. Heilmeier.

All members voted in favor. (5-0)

V. Agenda Additions

None

VI. Correspondence and Communications

Correspondences received will be read into the record with the appropriate case.

VII. Cases

1. **Case PZ 21-10-01**

Final Plat

For review & approval

Pulte Homes of Ohio, applicant/owner

- **Tallmadge Reserve Phase IV
Block D on PN 6010612 (61.4982 Acres)**

Mrs. Hussing gave a short summary of the case.

The representative for the case, Keith Filipkowski, was sworn in.

Mr. Filipkowski had nothing to add at this time.

Discussion

Mr. Taylor: What has changed in this phase since the initial application?

Mayor Kline: The layout is the same, they just broke the phases up a little bit and reduced the number of homes in phase 4.

Mr. Taylor: There was a letter sent to the Public Service Director from Pulte regarding a variance.

Mrs. Hussing: Correct. That's their request for the variance.

Mr. Taylor: There's 4 requests?

Mr. Larson: It's all the same request.

Mrs. Hussing: The letter answers the variance standards but it's just one request.

Mr. Taylor: Ok and that's in the motion?

Mrs. Hussing: Yes, that's in the recommended motion.

Mr. Taylor: Did the City Engineer look at this?

Mrs. Hussing: Yes and the City Engineer found no issue with that as well as the Service Director.

Mr. Ryder: Where is that easement picking up drainage from? Is there any off-property drainage that it's collecting or is it just starting there?

Mayor Kline: There's lot 100 and there's 101 and the easement is right here. The top of these properties, it's the swale of the backyards picking up drainage through here. I'm sure they're working their way over to the detention pond.

Mr. Ryder: Ok. Is there any design criteria for why our standard minimum is 20'?

Mayor Kline: It's for getting trucks in and out or backhoes...

Mr. Ryder: Is that the whole reason it's 20'?

Mayor Kline: It's always been 20' but a mini excavator can still go in on 15' if they needed to work on it.

Mr. Ryder: You don't need the whole 20' based on storage volume?

Mayor Kline: No. It's not volume. It's just the swale or the pipe, to work on it.

Mr. Ryder: You guys are going to be cutting the swale in then?

Mr. Filipkowski: Yes.

Mr. Ryder: Ok, so there will be a v-cut or whatever then the property owners will be required to maintain clearance of that?

Mr. Filipkowski: Correct.

Mr. Ryder: And the variance is needed because the footprint of the homes would be encroaching on the 20'? Or was it an overhang encroachment?

Mayor Kline: It's the corner lot. If that was 20', the lot would almost become unbuildable.

Mrs. Hussing: That is what the letter from Pulte states.

Mr. Ryder: The engineer looked at it and determined if there was going to be any drainage problems...

Mayor Kline: There's an inlet there and that's pipe. They're piping through it and it's going to be covered over. It's going to be a swale.

Mr. Filipkowski: Yes, we'll still cut a swale.

Mr. Ryder: Ok.

Mrs. Hussing: That is why the City Engineer submitted the memo with no objections.

Public Comment

Received no requests to speak and no communications from residents

The following motion was made by Mr. Ryder and seconded by Mrs. Oliver:

I move to Approve the Final Plat for Item #PZ 21-10-01, applicant/owner Pulte Homes of Ohio LLC Block D on PN 6010612 of Tallmadge Reserve for the development of Tallmadge Reserve Phase IV, 61.4982 acres consisting of 32 lots, Block E and Block F, based upon the application & plans submitted September 23, 2021 to the Planning & Zoning Department and based on the following standards:

- 1. Compliance with the thoroughfare plan,**
- 2. Compliance with zoning,**
- 3. Compliance with the design requirements of the City's regulations and the construction standards of the City, and**
- 4. Compliance with the procedural requirements of the City's regulations.**

And subject to the following conditions not included in the plat as submitted:

- 1. That a modification from TCO section 1113.03 (b) is granted of 5' to allow the overall width of the storm easement to be 15' between lots 100 and 101.**
- 2. That each phase shall have adequate provision for access, parking, storm water management, and other public improvements to serve the development;**
- 3. That each phase shall be provided with temporary or permanent transitional features, buffers, or protective areas in order to prevent any adverse impact on completed phases, future phases, and adjoining property;**
- 4. Acceptance of the dedication of streets within the Tallmadge Reserve Phase II Subdivision for public purposes by City Council; and**
- 5. Submittal of performance and maintenance guarantees as set by City Council.**

Additional Comments from Commission

None

All members voted in favor. (5-0)

VIII. Adjournment

A motion to adjourn was made by Mr. Larson and seconded by Mrs. Oliver.


All members voted in favor. (5-0)

Meeting adjourned at 7:20 pm

Respectfully submitted,



Kelli Funk, Secretary



Gerald Taylor, Chairman

