



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

THURSDAY, JANUARY 6, 2022

COUNCIL CHAMBERS

7:00 p.m.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Commission Members present: Gerald Taylor
Julie Oliver
Patrick Larson (Sworn in for next term)
Kevin Heilmeier (Sworn in for next term)
Stephen Ryder (Sworn in for next term)

Administration present: Dave Kline, Mayor
Melody Briand, Assistant Law Director
Helene Hussing, Planning & Zoning Manager
Matt Springer, Economic Developer

ADOPTION OF MINUTES

A motion to adopt the December 2, 2021 minutes was made by Mrs. Oliver and seconded by Mr. Larson.

All members voted in favor. (5-0)

AGENDA ADDITIONS

None

CORRESPONDENCE AND COMMUNICATIONS

1. FILING

- a. **Case PZ 22-01-01, Amendment to Zoning Map for Pulte Homes of Ohio LLC**
Applicant: Jim O'Connor, Pulte Homes of Ohio
Owner: Jim O'Connor, Pulte Homes of Ohio (Purchase Agreement)
- b. **Project Location:** 1485 Northeast Ave (PN 6008558)
Public Meeting: Thursday, February 3, 2022 at 7 PM

AGENDA ITEMS

2. ELECTION OF OFFICERS

A nomination of Patrick Larson for Chair was made by Mr. Taylor and seconded by Mr. Heilmeier.

No other nominations were made.

All members voted in favor. (5-0)

A nomination of Julie Oliver for Vice Chair was made by Mr. Larson and seconded by Mr. Ryder.

No other nominations were made.

All members voted in favor. (5-0)

3. CRA HOUSING COUNCIL APPOINTMENT

A motion to appoint Kevin Heilmeyer as the CRA House Council Representative for 2022-2025 was made by Mrs. Oliver and seconded by Mr. Ryder.

All members voted in favor. (5-0)

4. CASES

None

5. PRE-APPLICATION ITEMS

a. Item 1 for Planned Residential Development on East Ave

Proposal by: Ben Weirnerman, Land Development Manager, Pride One Construction

Owner: Patel, Pravin & Hasu (Tallmadge Motel)

Project Location: 1128 East Ave (PN 6002255), 1098 East Ave (PNs 6000874 + 6000875)

Mrs. Hussing: Mr. Weirnerman is here with Pride One Construction and is proposing a development shown on the screen. The development falls under the PRD section of our Zoning Code, Section 1103. The area in question is zoned R-2 and the section in the Zoning Code actually restricts PRDs to R-3, R-4 and R-5 districts. Mr. Weirnerman is aware of this and is willing to come before you to request rezoning to allow the PRD, if he so chooses. He's here to present a conceptual plan and request review and feedback from you prior to making any application and preparing a general development plan, which is a requirement for the amendment to Zoning Map. As the Zoning Code allows, it also states that during this meeting, no discussions, opinions, or suggestions provided on any aspect of the concept plan shall bind the applicant, or the city, or be relied upon by the applicant to indicate subsequent approval or disapproval by the city. 1102.14(D)(ii)(b)

The representative for the application, Ben Weirnerman, presented the application according to the submitted slide show.

Discussion

Mr. Taylor: Are these condominiums or single-family homes?

Mr. Weirnerman: These would be for rent so it would be multi-family. We would target rent rates here for the ranch product we would anticipate approximately \$1,500-\$1,700 a month and for the 2-story product we'd probably be closer to \$1,800-\$1,900 a month.

Mr. Larson: We've talked about PRDs before but are apartments allowed under our current code?

Mrs. Hussing: It would be if he had it rezoned under the PRD.

Mr. Larson: So, apartments would qualify instead of single family residential.

Mrs. Hussing: Multi-family, yes.

Mr. Larson: Ok.

Mrs. Oliver: I know you've probably done some market research to determine that this a project that you'll do ok with as far as making that kind of an investment. The only other apartments that I can think of in the City of Tallmadge that are in that price range is the building next door, which were the condos that would also be rented and those prices were even higher than that. Is anybody familiar with any that are in that price range? There's some over off of Eastwood but I don't know what those price ranges are either. I'm just curious as to what your market research told you as far as pricing and how that should go within this community.

Mr. Weinerman: This product is a niche product. It's unique and you don't see much of it. We've built this product in surrounding communities, in Brimfield and in Hudson, we're budling in Akron right now, in the valley and it's the uniqueness and the finishes here that bring that level of rent. In fact, typically we see that the rents are higher than we project, because of inflation. By the time this project would start, we'd probably be nearing 2023 or so.

Mrs. Oliver: I guess I would see that your market would either be my generation, looking to rent and possibly spend time in another state or somewhere else or I'm even thinking, with the housing market right now, there's probably a lot of folks that are out of a home and are trying to find something else and I think this would be a good option for them for a year or so to try and get past this issue as far as real estate goes.

Mr. Weinerman: You're absolutely right. Of the 10,000 units that we've built, the average tenant age is about 62 years old. So, these apartments are highly desired for retirees, divorcees, young professionals... so yes, they are certainly marketed towards snowbirds or someone looking for a maintenance free lifestyle. With the apartments, there's not grass cutting, no maintenance.. there's an onsite maintenance guy or a nearby maintenance manager that can come and change a light bulb if it's something as simple as that. So, there's a lot of young people and people of the older demographic that are looking for a maintenance free, carefree lifestyle.

Mrs. Oliver: There's a stigma attached to rentals. Unfortunately we're going to probably see that at some point or another with a project even like this but you've explained very well in my mind what target market you have and I think it's certainly something that is needed, even in this community or maybe more so in this community than others because the market is as it is and I think that's a great option.

Mr. Ryder: Is it Pride One that would retain ownership or this whole subdivisions?

Mr. Weinerman: That's correct.

Mr. Ryder: So this won't be subdivided into lots. This is basically just one lot and you guys take care of everything inside, outside, lawns, driveways and things like that.

Mr. Weirnerman: Yes. The 3 parcels would be consolidated and it would be under one ownership group. There would be no splitting of the apartments or anything like that. It would stay under one ownership and Pride One has long term hold mentality so it's not something that we would build and sell.

Mr. Ryder: Besides the homes, are there any other amenities that are associated with the apartments?

Mr. Weirnerman: We will have sidewalks. Aside from that, we're looking at another piece of property in the general vicinity that would help us get to, typically we look at over 100 units, we do a clubhouse. So, what we're looking at is being able to consider those 2 properties as one, doing a clubhouse on the other project, something that these folks could utilize if they so wished.

Mr. Larson: So, there's a project currently being built in Brimfield, apartments. I believe it's the same developer that's also building right over the Tallmadge line in Brimfield, another apartment type project. How do these units compare to those units? All of a sudden we're getting what seems to be a proliferation of high-end apartments being built.

Mr. Weirnerman: I'm not familiar with those other apartments. As I said, we do take a lot of care in our finishes. We try to do a high-end product.

Mr. Larson: When you did your market research, all of a sudden you see cropping up, a couple big developments of products that are somewhat similar to what this looks like and I just wanted to know what your thoughts were on the marketability when all of a sudden you've got all these different apartments.

Mr. Weirnerman: We believe that there is certainly a demand for apartments. Like Mrs. Oliver spoke to, with the single-family housing market being so volatile right now, there's a lot of people that don't have the money to put down a 20% deposit on a home so we feel that there is certainly the demand. We can provide some market data if you wish, to reflect that.

Mrs. Hussing: I just wanted to clarify what your definition of an apartment is because in our definitions, these are single family attached structures. I apologize Mr. Larson, because in my mind I'm going through the attached dwellings, that is what is permitted in the PRD and that is what I considered these. You keep calling these apartments so what exactly is your definition of apartments?

Mr. Weirnerman: A for rent dwelling unit. So these have individual utilities, which probably fits within that attached single family dwelling. We have run into that similar zoning definition in other communities that this product fits under.

Mrs. Hussing: You're kind of in the middle of 2 definitions for us, because you're creating this, I don't know how many units there are that are attached... So there are 6 units attached and since you're considering this all one lot. It's just the definition of that would have to be researched a little bit more to see if that would work.

Mr. Taylor: Under the PRD, aren't we limited to the number of units attached? Like 2,3 and 4?

Mr. Weirnerman: Although this rendering does show 6 units attached, what I've laid out there with the ranch product is only 3 units to a building and the Havana 2 story townhome product we have 4 units to a building with the exception of all the way in the back...

Mr. Taylor: You have a 5 unit back there. To comply with a PRD, it would have to be 2,3 or 4 units. No 5s or 6s. Helene, since this is currently zoned R-2, does he have to come back into us for a PRD?

Mrs. Hussing: He would have to rezone to an R-3, R-4 or R-5 and he could simultaneously provide the PRD as his concept plan at that time.

Mr. Taylor: This wouldn't fit under R-2 currently that way it is...

Mrs. Hussing: Correct, he would have to do an amendment to zoning.

Mr. Taylor: So, he'd ask for the PRD change of zoning and he'd have to have a Public Hearing, is that correct?

Mrs. Hussing: At Council, yes. He would have a public meeting before you for an amendment to zoning map to an R-3, R-4 or R-5, whatever he chooses, and then provide the PRD general development plan.

Mr. Taylor: So he would have to come under one of those categories, not R-2, for a PRD.

Mrs. Hussing: Correct.

Mr. Weirnerman: Now could that map amendment be run concurrently so that we're rezoning to R-3 to PRD in the same meetings or would it be a separate process?

Mayor Kline: We feel that it can be. It has to be rezoned to be able to even get the PRD so you don't want to rezone it without knowing what the PRD is going to look like so I'm not going to give you a blank check and then all of a sudden we don't like what we see. So, this is the development planned PRD if they get the rezoning.

Mr. Taylor: So the PRD can go under one of those categories.

Mrs. Hussing: Just like the R-6 amendment had to come with a development plan, any amendment to zoning map requires a development plan. That is a new thing that we introduced with the Zoning Code and that just ensures that if someone decides to rezone a piece of property that whatever they came to you with their plan, that it comes into fruition. If it doesn't, then it reverts back to the zoning that was there before.

Mrs. Oliver: The purpose of this meeting is to get opinions and just talk through this concept so that the developer then can either decide to move forward with the project or not based on what we say this evening.

Mr. Taylor: According to the PRD standards, it says you have to have 3 acres, which he has 7.84, he has to provide a minimum of 30% open space, which amounts to a little over 2 acres and he has to have a setback from the adjacent properties of 75'. Is that correct?

Mrs. Hussing: That is correct.

Mr. Taylor: So, what I'm seeing on his plan is indicating a setback of 30'.

Mrs. Hussing: So he would have to adjust that.

Mr. Taylor: I don't know what the frontage on East Ave is.... Is that around 300'?

Mr. Weinerman: I believe so.

Mr. Taylor: So if you have 300' and you had the 75' setback from both R-2 districts on each side, that would leave you with only about 150' to develop in, which I don't think is possible.

Mr. Weinerman: We would have to look at the feasibility of that.

Mr. Taylor: You'd have to move all those units in 75' from the property line.

Mr. Weinerman: Right. I don't think it's possible as it's laid out today. I think it would be possible if we had a single loaded street with apartments on one side but we'd have to look into that.

Mr. Taylor: I just want to make sure that you're aware of the minimum requirements for the PRD so if you come back in, we're not looking at something that's not going to be meeting the PRD, no matter what zoning district is. So you've got to iron that out.

Mr. Weinerman: Yes. Can a variance be requested on a PRD?

Mrs. Hussing: It would have to show some practical difficulty and it would be up to the Commission.

Mr. Larson: So rental apartment units would be a proper use in a PRD.

Mrs. Hussing: No, they are the attached single-family dwellings or detached single family dwellings.

Mr. Larson: How do we calculate the density? The density is per unit not per building, correct?

Mrs. Hussing: Per unit and it's per the acreage. 1 times the number of units per developable acre. So it would be 7 units per acres with 7.82 acre.

Mr. Larson: And that 7 units per acre, is that total acreage or is that less the open space?

Mrs. Hussing: Developable area... good questions.

Mr. Larson: Either way, if you've got 7.8 total acres, if we're looking at 55 units, it's still over density so what I'm seeing here is a couple issues. The setback issues, the fact that we're looking at apartments as opposed to single family dwellings is another issue and then the issue of exceeding the density for the project. So, we've got some challenges moving forward with this thing in addition to the fact that we're being asked to potentially rezone a parcel of property sandwiched into a residential area and I'm not sure what the impact would be of the neighboring parcels. If we could create an R-3, R-4 or R-5, and I don't think we could do and R-5, so either R-3 or R-4, that you've got R-2 on both sides and I'm not sure moving down towards the line, is that all R-2?

Mayor Kline: Yes.

Mr. Larson: Ok, so you've got all R-2 properties, so we're taking a chunk and we're changing the zoning so that's a challenge.. So, I think, at least in my opinion, it might be a great project but we've got some real challenges to work through to comply somewhat with our code, without making a whole laundry list full of variances.

Mr. Weinerman: We are at 7 units per acre, density wise so we should fit under the destiny and then we'll look into the setbacks and everything.

Mr. Larson: This other piece of property you're looking at for future development, it's not adjacent to this property?

Mr. Weinerman: No, it's not.

Mr. Loughry: In the plan they're showing the cul-de-sac and now we have setback issues, but private streets are always an issue onto the spec that they're built to and whether or not they will withstand trash trucks. For instance, we've had several condo developments that were built to private street specs and initially they wouldn't let big trash trucks in but most of them if not all of them do now. Also, they're showing a cul-de-sac at the end and my question is, would that cul-de-sac be built to the school district specs to allow a school bus to drive down there and turn around?

Mayor Kline: The roads will meet the standards that are required by the City. The new specs for the private streets have to meet the standards of the Fire Department and of the weight capacities. The storm drainage, the waterlines, the easements, the sanity sewer, all that would have to meet our current standards.

Mr. Larson: Do we know if these do?

Mayor Kline: This is just concept.

Mr. Larson: So it's another challenge. The Fire Departments is going to look at this and say we need to have a certain radius on that cul-de-sac.

Mr. Weinerman: We do look at that when we design it. We don't have dumpsters in our communities. Everyone will have their own trash cans just like you do at home. On the maintenance, it behooves the ownership group to build these streets to a spec that will hold up long term because of course the maintenance would be the ownerships

responsibility. Being that these would not be condos, if the streets would go into disrepair, if even the community shut down, you wouldn't have individuals still living there and calling the City saying no one is plowing the streets, we've got cracks in our street and they're not being fixed. It would be the ownership groups....

Mr. Taylor: So the ownership would do the repair to the street, plow the street...

Mr. Weinerman: Yes, there would be onsite leasing, a management company full time.

Mr. Ryder: Is there any possibility that if Pride One sells the entire company, that they could divide this up into single family homes and they can rent individually or buy?

Mr. Weinerman: We've never had that happen. No, I don't think that could be done. With platting requirements and setbacks from public streets and everything...

Mr. Taylor: I don't think they could sell those that way because they would have to be platted that way originally. Ok, I think you have a lot of homework to do before you come back to see us.

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 7:40 pm

Respectfully submitted,



Kelli Funk, Secretary



Patrick Larson, Chairman

Full audio recording of meeting is hereby incorporated as part of meeting record