



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

THURSDAY, SEPTEMBER 1, 2022
7:00 p.m.

COUNCIL CHAMBERS

CALL TO ORDER

Chair Patrick Larson called the meeting to order at 7:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Administration present: Dave Kline, Mayor
Megan Raber, Law Director
Helene Hussing, Planning and Zoning Manager

ADOPTION OF MINUTES

A motion to adopt the July 7, 2022 minutes was made by Mr. Heilmeier and seconded by Mrs. Oliver.

All members voted in favor. (5-0)

AGENDA ADDITIONS

None

CORRESPONDENCE AND COMMUNICATIONS

Memo from City Engineer

AGENDA ITEMS

CASES

**Case PZ 22-09-01 Development-Major Subdivision: Final Plat
For Review & Approval
Tallmadge Reserve Phase V**
Applicant/Owner: Pulte Homes of Ohio, LLC
Project Address: Tallmadge Reserve Block E & F (54.1251 acres)

Mrs. Hussing gave a short summary of the case.

The representative for the case, David Francesconi, had nothing to add at this time.

DISCUSSION

Mr. Taylor: I noticed there are 2 lots, lots 116 and 160, and my concern is that these 2 lots seem to be a little bit narrow and they also have setbacks the building area.

Mrs. Hussing: The setbacks in an R-6 are measured a little differently. There's a front setback and a rear setback but the side setbacks are from wall to wall so that is how it's designed.

Mr. Taylor: I understand that be these 2 lots are also affected by sewer easements. Can you verify that these 2 lots will be buildable? Do you have enough square footage for a house on there with those utility easements?

Mr. Francesconi: Yes.

Mr. Ryder: Is that an above ground storm conveyance or is that a pipe?

Mr. Francesconi: That is a pipe.

Mrs. Oliver: So we all agree that the thoroughfare plan, the zoning, the design requirements of the city and the procedural requirements of the city have been met by this plat, correct?

All members agreed.

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

I move to Approve the Final Plat for Item PZ 22-09-01, applicant/owner Pulte Homes of Ohio LLC Tallmadge Reserve Phase V, Block E & F on PN 6010612 (54.1251 Acres), for the development of Tallmadge Reserve Phase V, 54.1251 acres consisting of 50 lots, Block G and Block H, based upon the application & plans submitted August 18 & 22, 2022 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 each phase shall have adequate provision for access, parking, storm water management, and other public improvements to serve the development;**
- 2. 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;**
- 3. Acceptance of the dedication of streets within the Tallmadge Reserve Phase V Subdivision for public purposes by City Council; and**
- 4. Submittal of performance and maintenance guarantees as set by City Council;**
- 5. No future setback variances shall be granted for accessory structures, porches or decks;**
- 6. Addition of Storm Water Management and Retention/Detention Basin Easement language per the comments provided by the Director of Public Service in the Staff Report; (and).**
- 7. Correction to the signature block to update the Council President.**
- 8. Applicant must follow the recommendations of the City Engineer as outline in the memorandum dated August 29, 2022**

All members voted in favor. (5-0)

ADJOURNMENT

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

All members present voted in favor. (5-0)

Meeting adjourned at 7:15 pm

Respectfully submitted,



 Kelli Funk, Secretary



 Patrick Larson, Chairman

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