

**RECORD OF PROCEEDINGS  
PUBLIC HEARING HELD DECEMBER 16, 2020**

The Fairfield Township Trustees held a Public Hearing Reference Case No. FTZC20-15C; CESO – Casey’s Final PUD Plan Wednesday, December 16, 2020, at the Administration Building, 6032 Morris Road, Fairfield Township, OH 45011. Meeting was called to order by Mrs. Hartkemeyer, Board Chairperson, at 6:30 PM.

**INVOCATION:** Pastor Cecil Day, Lighthouse Church

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

|                  |         |
|------------------|---------|
| Mrs. Hartkemeyer | Present |
| Mr. McAbee       | Present |
| Mrs. Berding     | Present |

**COMMENTS**

**Motion** made by Mrs. Hartkemeyer, second by Mrs. Berding to open the Public Hearing regarding FTZC20-15C; CESO – Casey’s Final PUD Plan.

YES – Mrs. Hartkemeyer, Mr. McAbee, Mrs. Berding

- Oath given by Law Director
- Mr. Goins - Zoning Staff Report – Zoning Administrator

**SITUATION OF PROPERTY**

The subject property, 3100 Princeton Road, is located north of the intersection of Princeton Rd and Gilmore Rd and is between Winford Avenue and Walden Ponds Circle (att. 1). The property is currently zoned B-PUD and is currently comprised of one parcel, A0300-026-000-090 with a total of 8.2 acres (att.2). The new parcel will be comprised of approximately 1.55 acres and will be located in the southwest corner of the PUD (att.3).

**DESCRIPTION OF REQUEST**

The applicant is requesting approval of the Final PUD plan for Phase 1 of the PUD for a Casey’s General Store and fueling station on the 1.55 acres.

**FINDINGS OF FACT**

The applicant’s plan includes the construction of an approximately 3,970 sq ft single story building with one store front to be utilized as Casey’s General Store, 6 fueling pumps (all accessible on both sides – 12 fueling parking locations), the associated parking, and infrastructure improvements that were outlined in Phase 1 of the approved Preliminary PUD.

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The proposed building will be composed of brick veneer set in a running bond pattern this and accented with a grey stone veneer base, stone veneer pilasters, and tinted glass with bronze frames (att. 4). The roof is an open gable type roof with a dormer located on the front, and the shingles are composed of architectural fiberglass. The fuel canopy covers the 6 fueling pumps, (12 parking areas for fueling in total). The plan shows the red accented canopy being comprised of brick veneer wrapping the structural supports. The site proposes 36% green space which exceeds the required 20%.

The Casey's wall sign is located on the front of the building within the dormer space on a tan stucco. The sign is white internally lit lettering that says "Casey's." Included in the sign package are two additional wall signs on the front of the building that advertise products available at Casey's. The proposed monument sign would be located near the Princeton Rd. and Gilmore Rd intersection. The sign is 7' tall by 10' 2" wide, sign elements include Casey's branding and fuel pricing. The monument sign is set on a matching brick veneer base and brick frame (att. 5). The fuel canopy includes three "Casey's" signs in white lettering (one located on the south, one on the east and one on the west sides of the canopy). The sign package also includes four smaller advertising signs for products that are available at Casey's. The lighting on the site include 19 wall mounted lights attached to the building, 7 light posts (15' tall), and 24 lights installed to the underside of the fuel canopy.

The applicant's plan includes the completion of site development components outlined in Phase 1 of the approved Preliminary PUD plan (att. 6). Phase 1 includes the public sanitary extension from Walden Ponds Drive to serve the Casey's site along with future lots in Phase 2. Also included is the construction is the regional stormwater detention basin, dedication of public right-of-way, and the first phase of the privately maintained "Gilmore Extension" to the north. The first phase of the shared private drive will be modified into a T arrangement to provide access to Bridgewater Church and to Casey's General Store. The applicant is also including a 100' screening and buffer zone that will border the residential properties to the north. During the first phase the applicant is also planning on reworking some of the drainage issues on the north side of the church to help improve drainage problems that are occurring to the residential properties to the north, as well as extending sidewalks up to the site. The remainder of the PUD will remain undeveloped during phase 1.

Relevant Sections of the Fairfield Township Zoning Resolution:

**615.5 FINAL PUD PLAN APPROVAL PROCEDURE.**

(a) Once the R-PUD or B-PUD Zoning District and the Preliminary PUD Plan have been approved by the Fairfield Township Trustees, the owner/developer(s) shall proceed with the preparation of the detailed Final PUD Plan(s). The detailed Final PUD Plan(s) must be

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reviewed and approved by the Board of Fairfield Township Trustees prior to the issuance of any zoning certificates by the Zoning Inspector.

(b) The detailed Final PUD Plan(s) shall be in accordance with the approved Preliminary PUD Plan; shall be prepared for the owner/developer(s) by a professionally competent urban planner, professional engineer, architect or landscape architect; and shall include the following;

(c) Survey of the tract to be developed showing existing physical features (general topography, drainage ways and tree cover) and streets, easements and utility lines.

(d) Site plan showing lot lines, building outlines, off-street parking spaces, pedestrian walkways, vehicular circulation.

(e) Preliminary building plans, including floor plans and exterior elevations.

(f) Landscaping plans including quantity, size and variety of landscaping.

(g) Specific engineering plans, including site grading, street improvements, drainage, soil testing if required, utility improvements, and extensions as necessary.

(h) All necessary legal documentation relating to the incorporation of a Homeowner's Association in the case of an R-PUD or other similar association in the case of a B-PUD for the purpose of maintaining the specified common open space of common tenant space within the Planned Unit Development.

(i) Copies of any restrictive covenants that are to be recorded.

**STAFF RECOMMENDATIONS**

It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been satisfied and have been addressed in the plans provided or are planned to be addressed in future phases of the PUD development.

Staff further believes that the Final PUD Plan is consistent with sections 615.7 of the Township Zoning Resolution and will promote public health, safety, and the general welfare of the residents of Fairfield Township. Staff also believes that plans submitted appear to be following the Bridgewater Church B-PUD Design Guidelines. Based on the findings of fact & submitted proposal to the Fairfield Township Board of Trustees staff make the makes the recommendation to **Approve** the Final PUD Plan.

- Presentation by Applicant – **Mr. Jeff Lonchor**, Project Manager, 403 Wetmore Road, Columbus, OH
  
- Comments from Public

*Mr. Drew Wilkerson*, 5830 Oakridge Drive, as pastor of Bridgewater Church we just want to demonstrate our support of Casey's.

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**Mr. Goins** – reviewed comments supplied by emails by:

*Mr. Bern Kampsen*  
*Ms. Connie Kampsen*  
*Mr. Dan Martini*  
*Mr. Mike Scherer*

**Mr. Lonchor, Project Manager** (applicant) reviewed his comments with the Board at request of Mrs. Berding.

**Motion** made by Mrs. Berding, second by Mrs. Hartkemeyer to close the Public Hearing.

YES – Mrs. Berding, Mr. McAbee, Mrs. Hartkemeyer

**Motion** made by Mrs. Hartkemeyer, second by Mrs. Berding to adjourn at 7:02 PM All in favor.

**ROLL CALL**

|                  |     |
|------------------|-----|
| Mrs. Hartkemeyer | Yes |
| Mr. McAbee       | Yes |
| Mrs. Berding     | Yes |

Minutes submitted by:

\_\_\_\_\_  
Shelly Schultz, Fiscal Officer

\_\_\_\_\_  
Shannon Hartkemeyer, Board Chairperson

\_\_\_\_\_  
Joe McAbee, Trustee

\_\_\_\_\_  
Susan Berding, Trustee

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