

ROSS COUNTY PLANNING COMMISSION
REGULAR MEETING
July 16, 2024

CALL TO ORDER

The meeting of the Ross County Planning Commission being held in the Board of Commissioners Conference Room at the Courthouse was called to order at 6:30 p.m. by James Hatfield, Vice Chairman. Members present: Dan Clary, John Cottrill, Tammy Eallonardo, Jack Everson, James Lowe, Victor Picciano and Tom Ramsey. Members absent: Charlie Scherer, Ray Wiget and Dwight Garrett. Staff present: J. Devon Shoemaker, Kim Hardesty and Joanne Price. Guests present: Bob Whitten, Wes Bowles, David Hodge, Lisa Easterday and Charlie Ortman

APPROVAL OF MINUTES

Mr. Lowe made a motion to approve the May 21, 2024 meeting minutes. Ms. Ellonardo seconded the motion. Motion carried.

Lisa Easterday, Manager Brown Shoemaker LLC-Access Management Appeal-Appealing Decision of County Engineer to deny a change in use of access from agricultural to residential purposes

Lisa Easterday, manager of Brown shoemaker LLC is requesting a right in/right out with possible change of use access to veteran's Parkway. The current access use is Agriculture. Ms Easterday would like to change the access use to Residential to have a better resale value. The County bought 13 acres in 2003 and land locked the parcel for Veterans Parkway. Charlie would like to get the Prosecutors legal opinion.

Mr. Lowe made a motion to table and turn over to the prosecutor for his opinion. Mr Ramsey second. Motion Carried. Tabled.

Subdivision Concept under the Conservation Subdivision Option (RCSR 4,8)-Presented by DR Horton represented by David Hodge with Underhill & Lodge LLC

Requesting to modify lot frontage and area requirements under RCSR Section 5.6©(1)(b) and lot frontage requirements und RCSR 5.6(C)(3)

David Hodge is representing DR Horton the largest homebuilding company in America. Mr. Hodge is seeking two modifications.

- 1) Section 5.6(C)(1)(b) of the RCSR provides a minimum lot area of 8,000 square feet. They are requesting lot size of 4,800 sq ft.
- 2) Section 5.6(C)(3) [provides a lot frontage requirement of 60 feet. They are requesting lot frontage of 40 ft.

Mr Hodge described the subdivision. There would be an HOA that would do upkeep on the 48% open space. At this time there are a proposed 161 homes but that would most likely change as things move forward. The whole Commission is concerned about the amount of traffic already traveling Pleasant Valley Rd. Mr. Hodge indicated that there would be a traffic Impact study. Planning Commission acknowledged that there is a need for housing in Ross County.

The Staff Recommendations are as follows:

Staff is not opposed to the Planning Commission authorizing modifications under RCSR Section 4.8 to lot dimensional requirements including area requirements, and frontage requirements. There should be conditions for said modifications:

1. Submit a Traffic Impact Study (TIS) and access management plan that meets the requirements of the County Engineer prior to formal submission of the preliminary plan. Work closely with County Engineer to set study parameters. TIS must be acceptable to County Engineer along with proposed access connections.
2. There are improvements pending to the intersection of Pleasant Valley/Clinton/Veterans and turn lanes will be extended. No access will be granted within the future functional areas of the intersection.
3. Work with the County Engineer during the preliminary plan phase to determine if additional right of way is needed at the intersection for a potential roundabout.
4. Planning Commission authorization for modifications or variance does not exempt developer from meeting all other subdivision requirements and does not guarantee approval of or acceptance of the TIS, Preliminary Plan, or Final Plan and Construction Drawings.

Mrs. Eallonardo made a motion to approve modifications based on meeting staff recommendations. Mr. Everson Seconded. All in favor except James Lowe opposed. Motion Carried.

OTHER BUSINESS

Comprehensive Plan Update

- The consultant selection committee selected American Structurepoint with sub consultants Montrose Group (economic development)
- On Thursday July 18th we will hold a scope of services meeting
- Price proposal will be due on July 25th
- Ross County Fair Draft Survey – Review and modify

ADJOURN

Ms. Eallonardo made a Motion to adjourn the meeting. Mr. Clary seconded the Motion. Motion carried.

Meeting adjourned at 8:00 p.m.

APPROVED:

James Hatfield, Vice Chair

J. Devon Shoemaker, Secretary