

## **Violet Township Zoning Commission**

January 21, 2014

Mr. Biancamano called the meeting to order at 7:35 p.m.

Members present: Mr. Decker, Mr. Bussom, Mr. Rowell, Mr. Palsgrove, Ms. Hogan and Mr. Biancamano were present. Also present was Kelly Sarko, Zoning Inspector.

Mr. Biancamano said the first item on the agenda is a proposed amendment to the CEDA Development Standards.

Ms. Sarko explained that in July 2013 the CEDA Land Use Committee decided to change the Development Standard requirements for wall mounted signage for non-residential uses in the from 50 square feet to 125 square feet.

They noted in their meeting minutes "as several of our recent meetings have been to review various applications for signage on buildings within the CEDA, it was decided the current standard is too stringent. Therefore, it was suggested we consider changing that standard to one square foot of signage for every two lineal feet of unit frontage with a maximum of 125 square feet". Ms. Sarko noted that Canal Winchester has already considered and approved this amendment and now it is our turn.

Ms. Sarko explained the CEDA Land Use Committee is made up of zoning and economic development staff from the Township and the City of Canal Winchester. Mr. Palsgrove noted he is also on the Committee as an interested private landowner and the Treasurer from the Canal Winchester School District is also on the Committee. Ms. Sarko added that Holly Mattei with Fairfield County Regional Planning Commission is also on the Committee.

The amendment will increase the square footage for permissible wall mounts and signage only in the CEDA District.

Mr. Bussom made the motion to recommend approval of the proposed amendment to the CEDA Development Standards. Mr. Decker seconded the motion. Roll call vote: Mr. Bussom, yes; Mr. Decker, yes; Ms. Hogan, yes; Mr. Palsgrove, yes; Mr. Biancamano, yes.

Ms. Sarko reported an application for re-zoning for the southeast corner of Milnor and Refugee Roads has been received. The property is a 10 acre tract and part of the Springcreek Planned Residential District. They only want to rezone 7.68 acres of the tract; the remainder will remain Planned District. The applicant proposes a self service storage facility. They will have to obtain a variance for the size of the facility as the Zoning Code allows only 3 acres for that use. They may also have to obtain a variance for the height of two of the structures; the Code requires them to be no taller than 15 feet. A Conditional Use Permit will be required for the use.

Mr. Decker asked if we would be approving the zoning and the variances. Ms. Sarko said that the Zoning Commission would be considering the rezoning and the Board of Zoning Appeals would be considering the variance and conditional use permit applications.

This case will be on the agenda for the February Zoning Commission meeting.

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Mr. Bussom made the motion to approve the November 19, 2013 meeting minutes. Ms. Hogan seconded the motion. Roll call vote: all Aye. Motion carried.

Mr. Bussom made the motion to nominate Mr. Biancamano as Chair for 2014. Mr. Decker seconded the motion. Roll call vote: Mr. Bussom, yes; Mr. Decker, yes; Ms. Hogan, yes; Mr. Palsgrove, yes; Mr. Biancamano, abstain. Motion carried.

Mr. Biancamano made a motion to nominate Mr. Palsgrove to for Vice Chair for the Zoning Commission for 2014. Mr. Decker seconded the motion. Roll call vote: Mr. Biancamano, yes; Mr. Decker, yes; Mr. Bussom, yes; Ms. Hogan, yes; Mr. Palsgrove, abstained. Motion carried.

February 18, 2014 is the next scheduled meeting for the Zoning Commission.

Mr. Palsgrove made a motion to adjourn the meeting. Mr. Decker seconded the motion. Roll call vote: All aye. Meeting adjourned at 8:00 p.m.

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Joniann Goldberg, Zoning Secretary

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John Biancamano, Chair

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Date