

Violet Township Zoning Commission

February 18, 2014

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

Members present: Mr. Rowell, Mr. Bussom, Ms. Hogan, Mr. Palsgrove, Mr. Biancamano were present. Also present was Kelly Sarko; Zoning Inspector and Township Legal Counsel, Peter Griggs.

Case No. 02-ZC-2014 filed by Storage One/James Johnson, 6701 Windmill Drive, Pickerington, for property consisting of 7.6+ acres on the southeast corner of Milnor and Refugee Roads, owned by Sybil Heim, 5771 Bastille Pl., Columbus, Ohio. This application proposes to amend the Violet Township Zoning Resolution and rezone the 7.6+ acres from the Planned Residential District to the C-2, Limited Commercial District to allow the property to be used for a self service storage facility.

Ms. Sarko said the property is currently vacant and is part of the Springcreek Planned District. The property is bounded on the south by single family homes in the City of Pickerington; on the west by Chevington Plaza which is zoned C-2; on the east by Springcreek Drive and the Springcreek Condominiums. Ms. Sarko noted the condominiums are in the Township and part of the PD. The property is bounded on the north by three parcels: two are undeveloped and one contains a storage building. She noted two of the properties are in the Township are zoned C-2, the other property is in the City of Pickerington.

The Township Land Use Plan designates these properties to be Neighborhood Convenience Retail at the intersection of Milnor and Refugee Roads and Mixed Use Commercial east of the intersection.

Ms. Sarko explained the remainder of the parcel will not be rezoned and will retain its planned district designation.

Fairfield County Regional Planning Commission considered this application during its February 6, 2014 meeting. Ms. Sarko read the Staff summary: "RPC recommends approval of the proposed zoning. RPC recommended the applicant work with the Township with regards to parking and landscaping. Since this parcel is part of the preliminary Springcreek plan the development will have to follow the subdivision requirements for a final plat".

Mr. Johnson, the applicant, said he was present with Jayme Gates (his daughter), his son (James) and his attorney, Mr. Vandervoort. He noted they currently operate similar facilities on Windmill Drive, Gender Road and in Whitehall. Mr. Johnson feels they can do everything to make it nice and meet all the requirements.

Mr. Johnson said they will plant trees to buffer the lights. The fence will be a wood or masonry fence (adjacent to the PD). He said they close at 10 p.m. and the lights are turned down so they don't bother the neighbors.

He said there will be a commercial building facing Springcreek Drive on the PD portion of the tract which will meet the PD requirements. He explicitly stated they will not do a carry out at this location.

Ms. Gates explained they have been in Pickerington for 12 years, they are a member of the Chamber of Commerce, were named Ambassador of the Year. She said they are very active in the community and are involved with the

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schools. Most of the people they serve are within a 3 mile radius of the facility. She noted they are ninety percent full at their Windmill location.

Mr. Biancamano asked about the traffic flow that would be created by this facility. Ms. Gates said their daily operation is 6 a.m. to 10 p.m. They are open 7 days a week and they check the lot throughout the day. Ms. Gates said their average customer stays about 7 months. They do have some business clientele who visit their units daily, but during the normal business hours so traffic flow would not be something that would create a problem for the local residents.

Mr. Biancamano asked how many units will be in the facility. Mr. Johnson said approximately 600 units. Mr. Bussom asked about the build out. Mr. Johnson explained it will be about five to six years before it is completely built. It will be phased with four buildings initially, then two or three at a time after that.

Mr. Biancamano asked about the commercial building. Mr. Johnson said it is already zoned and they would not be changing the zoning. They plan to locate their office at one end of the commercial building.

Mr. Rowell asked about the types of business which will lease space. Ms. Gates explained those customers might be electricians, plumbers or landscapers who do their office work in their homes. They will use the facility for their inventory or equipment. She said that no one works inside the units. Mr. Rowell asked how they prevent people working inside. Mr. Johnson said there are no electrical outlets and the gate is monitored so they know how long someone is there.

Mr. Biancamano asked if these buildings would be temperature controlled units. Mr. Johnson said they will have two temperature controlled buildings. They maintain the temperature at 55 degrees in the winter and 80 in the summer.

Mr. Palsgrove asked if they use security cameras. Mr. Johnson said they use security cameras in the office and in the gates, not the units; the site will be completely fenced.

Mary Herron, 11919 Sandpiper Lane in Springcreek Condos said she and her husband have looked at the plan and they think it is good. She noted the facility will close at 10 p.m. She said it will help that land and improve the corner.

Rodger Stinson, 8212 Night Heron Lane in Springcreek Condos said he was part of the group that negotiated the conditions for the Springcreek Planned District and he was there to make certain the conditionals are met. He said he is happy to see the site develop in the Township – not in the City.

Mr. Stinson asked who is responsible for construction of the road. Mr. Johnson said they are responsible. Mr. Stinson asked about boat and RV storage. Mr. Johnson said there is no outdoor storage at this location. He asked if this facility would have green neon lighting at the rear similar to the Windmill facility. Mr. Johnson said they would not have it at this location as that light was meant to draw from SR 256. He said there will not be signage on the backs of units and they are only permitted a certain amount of signage. Mr. Stinson was glad to hear they will build a fence that will protect the houses around Springcreek and they will close at 10:00 pm.

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Mr. Biancamano asked Ms. Sarko about the RV and boat storage and asked if we would need a special variance for this. Ms. Sarko said self service storage uses are conditionally permitted uses and outside storage is not permitted.

Mr. Sabatino, 8918 Chevington Chase Drive said he was present in support of Mr. Johnson. He said that he has spoken to a number of people who own other commercial property in the area and they have no objections.

Mr. Biancamano noted for the record that the Township has received three communications from residents regarding the application. Two of the three communications (Shaner, Dore) oppose the application and one (McCulloch) is supportive.

Ms. Sarko said she had a letter from Lt. Belcher with the Violet Township Fire Department regarding the application. Mr. Biancamano read the letter. He noted Lt. Belcher had three concerns: Emergency access, he noted the accessibility for fire department apparatus does not meet their requirements and the original plan indicated an "Emergency Access Drive" from Milnor Road and not shown on the current plan; fire hydrant locations are not shown; recommend a looped water supply system with fire hydrants placed every 300'-400' along the south access drive. Ms. Sarko commented that she believes these things can be addressed. She noted the County Engineers office won't allow access from Milnor Road but the Fire Department does want some sort of access so they can access the site in case of an emergency.

John Cox, 8881 Night Herron in Springcreek Condominiums thought this would be good for the community and did not oppose.

Mr. Bussom made the motion to recommend to the Trustees approval of the application, Case No. 02-ZC-2014. Mr. Rowell seconded the motion. Roll call vote: Mr. Bussom, yes; Mr. Rowell, yes; Ms. Hogan, yes; Mr. Palsgrove, yes; Mr. Biancamano, yes. Motion carried.

Mr. Palsgrove made the motion to approve the January 21, 2014 minutes. Ms. Hogan seconded the motion. Roll call vote: All in favor.

Mr. Palsgrove made the motion to adjourn the meeting. Mr. Bussom seconded the motion. Roll call vote: All ayes. Meeting adjourned at 8:12 p.m.

Joniann Goldberg, Zoning Secretary

John Biancamano, Chair

Date